

**SEMINOLE COUNTY GOVERNMENT
BOARD OF ADJUSTMENT
AGENDA MEMORANDUM**

(Continued from the 12/16/03 BOA Public Hearing)

SUBJECT: REQUEST FOR SPECIAL EXCEPTION TO REPLACE AN EXISTING WATER TREATMENT PLANT WITH A SIMILAR FACILITY ON PROPERTIES ZONED R-1A (SINGLE-FAMILY DWELLING DISTRICT); (CITY OF CASSELBERRY / BILL GOUCHER, APPLICANTS).

DEPARTMENT: Planning & Development **DIVISION:** Planning

AUTHORIZED BY: Earnest McDonald **CONTACT:** Kathy Fall **EXT.** 7389

Agenda Date 01-26-04 **Regular** ☐ **Consent** ☐ **Public Hearing – 6:00** ☒

MOTION/RECOMMENDATION:

1. **APPROVE** THE REQUEST FOR SPECIAL EXCEPTION TO REPLACE AN EXISTING WATER TREATMENT PLANT WITH A SIMILAR FACILITY ON PROPERTIES ZONED R-1A (SINGLE-FAMILY DWELLING DISTRICT); (CITY OF CASSELBERRY / BILL GOUCHER, APPLICANTS); OR
2. **DENY** THE REQUEST FOR SPECIAL EXCEPTION TO REPLACE AN EXISTING WATER TREATMENT PLANT WITH A SIMILAR FACILITY ON PROPERTIES ZONED R-1A (SINGLE-FAMILY DWELLING DISTRICT); (CITY OF CASSELBERRY / BILL GOUCHER, APPLICANTS); OR
3. **CONTINUE** THE REQUEST TO A TIME AND DATE CERTAIN.

(District 4 - Henley)

(Kathy Fall, Senior Planner)

GENERAL INFORMATION	APPLICANTS: LOCATION: ZONING:	CITY OF CASSELBERRY/ BILL GOUCHER HUNTERFIELD ROAD R-1A (SINGLE-FAMILY DWELLING DISTRICT)
BACKGROUND REQUEST	<ul style="list-style-type: none"> • IN 1989, THE CITY OF CASSELBERRY PURCHASED THE ELEVATED WATER TOWER (131 FEET) ALONG WITH WATER AND SEWER LINES FROM CENTRAL-V UTILITIES. THEY LEASED THE EXISTING WATER TREATMENT FACILITY DURING THE CONVERSION OF THE INFRASTRUCTURE BUT DID NOT PURCHASE THE FACILITY. • THE CITY OF CASSELBERRY IS UNDER CONTRACT TO PURCHASE THE EXISTING WATER TREATMENT FACILITY, WHICH HAS NOT BEEN IN SERVICE SINCE 1989. • THE R-1A DISTRICT ONLY PERMITS PUBLIC UTILITY AND 	

SERVICE STRUCTURES BY SPECIAL EXCEPTION. THE CITY THEREBY REQUESTS A SPECIAL EXCEPTION FOR A PROPOSED WATER TREATMENT FACILITY THAT WOULD REPLACE THE EXISTING FACILITY AND PRIMARILY SERVE SURROUNDING SINGLE-FAMILY HOMES WITHIN THE CITY OF CASSELBERRY'S SERVICE AREA.

- THERE IS NO RECORD OF A PREVIOUSLY GRANTED SPECIAL EXCEPTION FOR THESE PROPERTIES.
- THIS ITEM WAS ORIGINALLY SCHEDULED FOR BOA CONSIDERATION AT THE NOVEMBER 26, 2003 REGULAR MEETING, BUT SURROUNDING RESIDENTS PRESENTED A PETITION FOR A CONTINUANCE OF THIS ITEM TO THE DECEMBER 16, 2004 MEETING BASED UPON THE THANKSGIVING HOLIDAY AND THE INABILITY OF SEVERAL RESIDENTS TO ATTEND. THE CITY OF CASSELBERRY CONSENTED TO A CONTINUANCE OF THIS ITEM AS REQUESTED BY THE RESIDENTS, AND THE BOA SUGGESTED THE CITY MEET WITH THE RESIDENTS TO ADDRESS THEIR QUESTIONS AND DIFFUSE ANY CONCERNS ABOUT THE REQUESTED SPECIAL EXCEPTION.
- ON DECEMBER 10, 2004, THE CITY OF CASSELBERRY HELD A WORKSHOP WITH THE RESIDENTS SURROUNDING THE SUBJECT PROPERTY SITE AND CONSENTED TO THE FOLLOWING COMMITMENTS:
 1. ELIMINATION OF THE LARGE GROUND STORAGE TANK TO THE FRONT OF THE PROPERTY AS ORIGINALLY PROPOSED.
 2. LOCATION OF ALL FACILITIES TO THE REAR PORTION OF THE PROPERTY WITH RESIDENTIALLY SENSITIVE AND COMPATIBLE DESIGN ELEMENTS.
 3. APPLICATION OF SOUND-PROOF MATERIALS WHERE PRACTICAL THROUGHOUT THE FACILITY WITH PUMPS AND MOTORS ENCLOSED WITHIN THOSE MATERIALS.
 4. CONSULTATION BY THE CITY WITH A RESIDENTIAL ARCHITECT OR THE DESIGN COUNCIL OF THE MID-FLORIDA HOMEBUILDERS ASSOCIATION TO ENSURE THE PROPOSED FACILITY WILL BE VISUALLY COMPATIBLE WITH EXISTING RESIDENTIAL CHARACTER IN THE NEIGHBORHOOD.
 5. PROVISION OF REQUISITE BUFFERS CONSISTING OF FENCING AND VEGETATION TO MINIMIZE POTENTIAL ADVERSE IMPACT ASSOCIATED WITH THE PROPOSED FACILITY.
 6. CONTROL OF ODOR THROUGH THE APPLICATION OF STANDARD ODOR SUPPRESSION EQUIPMENT.
- AT THE DECEMBER 16, 2003 BOA MEETING, THE CITY OF CASSELBERRY REQUESTED A FURTHER CONTINUANCE OF THIS ITEM TO THE JANUARY 26TH BOA HEARING, DUE TO THE INABILITY OF ITS LEGAL COUNSEL TO ATTEND THE

HEARING AND TO ALLOW ADDITIONAL PREPARATION TIME.				
ZONING & FLU	DIRECTION	EXISTING ZONING	EXISTING FLU	USE OF PROPERTY
	SITE	R-1A	LDR	(EXISTING) WATER TREATMENT FACILITY
	NORTH	R-1A	LDR	SINGLE-FAMILY
	SOUTH	R-1AA	LDR	SINGLE-FAMILY
	EAST	R-1A	LDR	SINGLE-FAMILY
	WEST	R-1A	LDR	ACCESS EASEMENT TO (EXISTING) WATER TREATMENT FACILITY/SINGLE-FAMILY
STANDARDS FOR GRANTING A SPECIAL EXCEPTION; LDC SECTION 30.43(b)(2)	THE BOARD OF ADJUSTMENT (BOA) SHALL HAVE THE POWER TO HEAR AND DECIDE SPECIAL EXCEPTIONS IT IS SPECIFICALLY AUTHORIZED TO PASS UNDER THE TERMS OF THE LAND DEVELOPMENT CODE UPON DETERMINATION THE USE REQUESTED:			
	<u>IS NOT DETRIMENTAL TO THE CHARACTER OF THE AREA OR NEIGHBORHOOD OR INCONSISTENT WITH TRENDS OF DEVELOPMENT IN THE AREA:</u>			
	THE PROPOSED USE WOULD REPRESENT THE REPLACEMENT OF AN EXISTING WATER TREATMENT FACILITY WITH A SIMILAR FACILITY. IT WOULD THEREFORE BE CONSISTENT WITH THE CHARACTER OF THE AREA WITH THE CONDITIONS RECOMMENDED BY STAFF.			
	<u>DOES NOT HAVE AN UNDULY ADVERSE EFFECT ON EXISTING TRAFFIC PATTERNS, MOVEMENTS AND VOLUMES:</u>			
	THE PROPOSED WATER TREATMENT FACILITY WOULD NOT HAVE AN ADVERSE IMPACT ON EXISTING TRAFFIC VOLUMES, SINCE THE FACILITY WOULD BE UNMANNED AND REQUIRE A MINIMUM NUMBER OF VEHICLE TRIPS FOR SERVICE AND MAINTENANCE. IT IS ESTIMATED THAT NO MORE THAN TWO (2) TRIPS PER DAY WOULD BE NECESSARY TO MAINTAIN AND SERVICE THE FACILITY. THIS IS LESS THAN THE TEN (10) TRIPS A SINGLE-FAMILY HOME TYPICALLY GENERATES PER DAY.			
	<u>IS CONSISTENT WITH THE SEMINOLE COUNTY VISION 2020 COMPREHENSIVE PLAN:</u>			
	THE SEMINOLE COUNTY VISION 2020 COMPREHENSIVE PLAN			

	<p>DESCRIBES LDR (LOW DENSITY RESIDENTIAL) FUTURE LAND USE AS MOSTLY APPROPRIATE FOR DETACHED SINGLE-FAMILY DEVELOPMENT. CERTAIN OTHER USES, INCLUDING PUBLIC UTILITY STRUCTURES, ARE ALLOWED BY SPECIAL EXCEPTION. WITH THE IMPOSITION OF STAFF'S RECOMMENDED CONDITIONS AND THE COMMITMENTS AGREED TO BY THE APPLICANT, THE PROPOSED USE WOULD BE COMPATIBLE WITH THE LDR FLU DESIGNATION.</p> <p><u>MEETS ANY ADDITIONAL REQUIREMENTS SPECIFIED IN THE CODE SECTION AUTHORIZING THE USE IN A PARTICULAR ZONING DISTRICT OR CLASSIFICATION:</u></p> <p>BASED ON THE SUBMITTED SITE PLAN, THE PROPOSED USE WOULD MEET THE MINIMUM AREA AND DIMENSIONAL REQUIREMENTS OF THE R-1A DISTRICT.</p> <p><u>WILL NOT ADVERSELY AFFECT THE PUBLIC INTEREST:</u></p> <p>WITHIN THE R-1A DISTRICT, PUBLIC UTILITY STRUCTURES SUCH AS WATER TREATMENT PLANTS ARE ALLOWED AS CONDITIONAL USES. WITH THE IMPOSITION OF STAFF'S RECOMMENDED CONDITIONS AND THE APPLICANT'S VOLUNTARY COMMITMENTS, THE PROPOSED USE WOULD BE NO MORE DETRIMENTAL TO THE CHARACTER OF THE SURROUNDING AREA THAN THE EXISTING FACILITY IT IS DESIGNED TO REPLACE.</p>
STAFF FINDINGS	<p>STAFF BELIEVES THE PROPOSED USE WOULD BE COMPATIBLE WITH THE TREND OF DEVELOPMENT IN THE AREA FOR THE FOLLOWING REASONS:</p> <ul style="list-style-type: none">○ THE PROPOSED USE WOULD CONSTITUTE THE REPLACEMENT OF AN EXISTING WATER TREATMENT FACILITY WITH A SERVICE BUILDING, GROUND STORAGE TANK, UTILITY UPGRADES, STORMWATER FACILITIES, REQUISITE PARKING AREAS, AND A VEHICLE ACCESS WAY.○ BASED ON THE SUBMITTED SITE PLAN, THE PROPOSED USE WOULD CONFORM TO THE MINIMUM DIMENSIONAL STANDARDS OF THE R-1A DISTRICT.○ THE COMPREHENSIVE PLAN IDENTIFIES THE CITY OF CASSELBERRY AS THE SERVICE PROVIDER FOR THE SUBJECT PROPERTIES AND SURROUNDING AREA.○ COMPREHENSIVE PLAN POLICY 11.2.2 OF THE POTABLE WATER ELEMENT REQUIRES THE MAINTENANCE OR UPGRADING OF THE EXISTING WATER SYSTEM TO CORRECT DEFICIENCIES, SHOULD THEY ARISE, AND TO MEET THE ADOPTED LEVEL OF SERVICE STANDARDS. THE PROPOSED PLANT EXPANSION WOULD MEET THE INTENT OF THIS POLICY BY ENHANCING THE PROVISION

	<p>OF POTABLE WATER SERVICE TO EXISTING AND FUTURE DEVELOPMENT.</p> <ul style="list-style-type: none">○ IN A LETTER DATED JANUARY 13, 2004, THE CITY OF CASSELBERRY DEMONSTRATED THE NEED FOR A FACILITY OF THE TYPE PROPOSED.
STAFF RECOMMENDATION	<p>STAFF RECOMMENDS APPROVAL OF THE REQUEST FOR SPECIAL EXCEPTION TO REPLACE THE EXISTING WATER TREATMENT FACILITY WITH THE IMPOSITION OF THE CONDITIONS STATED IN THE ATTACHED DEVELOPMENT ORDER, WHICH WOULD MINIMIZE THE POTENTIAL OF THE PROPOSED PLANT TO CAUSE ADVERSE IMPACT TO THE SURROUNDING COMMUNITY BY ESTABLISHING STANDARDS FOR:</p> <ul style="list-style-type: none">○ BUFFERING;○ LANDSCAPING;○ DESIGN STANDARDS;○ NOISE REDUCTION THROUGH THE PROVISION OF PUMP EQUIPMENT CONTAINMENT; AND○ ODOR REDUCTION THROUGH THE PROVISION OF AN ODOR CONTROL PLAN. <p>STAFF'S RECOMMENDED CONDITIONS, INCLUDING VOLUNTARY COMMITMENTS BY THE APPLICANT, ARE AS FOLLOWS:</p> <ol style="list-style-type: none">1. THE FINAL SITE PLAN SHALL MEET ALL APPLICABLE SEMINOLE COUNTY LAND DEVELOPMENT CODE AND COMPREHENSIVE PLAN REGULATIONS.2. A LANDSCAPE BUFFER AT LEAST TEN (10) FT IN WIDTH AND ATTAINING 100% OPACITY AND SIX (6) FT IN HEIGHT ONE YEAR AFTER PLANTING SHALL BE PROVIDED ALONG THE NORTH AND SOUTH PROPERTY LINE. A DRAINAGE EASEMENT ALONG THE EAST PROPERTY LINE PROHIBITS LANDSCAPING IMPROVEMENTS AT THAT LOCATION. AT SITE PLAN REVIEW IT WILL BE DETERMINED IF A MASONRY WALL CAN BE CONSTRUCTED WITHIN THE DRAINAGE EASEMENT.3. EXTERIOR LIGHTING SHALL CONFORM TO THE COUNTY'S LIGHTING ORDINANCE.4. THE GROUND WATER STORAGE TANK SHALL BE PAINTED A NEUTRAL EARTH COLOR TO MINIMIZE VISUAL IMPACT TO THE SURROUNDING RESIDENTIAL NEIGHBORHOOD.5. THE GROUND WATER STORAGE TANK SHALL BE HOUSED WITHIN THE RESIDENTIAL FAÇADE OF THE PROPOSED PUMP/STORAGE/CONTROL BUILDING.6. ALL PROPOSED FACILITIES SHALL BE LOCATED TO THE REAR PORTION OF THE SUBJECT PROPERTY WITH THE APPLICATION OF RESIDENTIALLY SENSITIVE AND COMPATIBLE DESIGN ELEMENTS.7. WHERE PRACTICAL, SOUND PROOF MATERIALS SHALL BE

	<p>APPLIED THROUGHOUT THE FACILITY TO SHIELD ABUTTING AND SURROUNDING RESIDENTIAL USES FROM NOISE ASSOCIATED WITH THE PLANT'S OPERATION.</p> <p>8. THE CITY SHALL CONSULT WITH A RESIDENTIAL ARCHITECT OR THE DESIGN COUNCIL OF THE MID-FLORIDA HOMEBUILDERS ASSOCIATED TO ENSURE THE PROPOSED FACILITY WILL BE VISUALLY COMPATIBLE WITH THE EXISTING RESIDENTIAL CHARACTER OF THE NEIGHBORHOOD.</p> <p>9. PRIOR TO FINAL SITE PLAN APPROVAL, AN ODOR CONTROL PLAN SHALL BE SUBMITTED TO ENSURE SURROUNDING RESIDENTIAL DEVELOPMENT WILL BE PROTECTED FROM ODOR ASSOCIATED WITH THE PLANT'S OPERATION THROUGH THE APPLICATION OF STANDARD ODOR-SUPPRESSING TECHNOLOGY AND EQUIPMENT.</p> <p>* HIGHLIGHTED CONDITIONS ARE VOLUNTARY COMMITMENTS BY THE APPLICANT.</p>
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APPLICABLE POLICY

SEMINOLE COUNTY

1991 COMPREHENSIVE PLAN

POTABLE WATER ELEMENT GOAL, OBJECTIVES AND POLICIES

GOAL: THE COUNTY SHALL PROVIDE ADEQUATE PUBLIC WATER FACILITIES TO SERVE EXISTING AND FUTURE DEVELOPMENT NEEDS IN A COST EFFICIENT AND ENVIRONMENTALLY SOUND MANNER.

OBJECTIVE 11.1: ENVIRONMENTAL AND CONSERVATION POLICIES

The County shall ensure that the provision of water service and the operation of water treatment facilities under its control is accomplished in a manner which will minimize to the maximum practicable extent, any adverse impacts on the environment, public safety, residential neighborhoods and/or surrounding properties through the implementation of the following policies:

Policy 11.1.1 Back Flow Prevention

The County shall adopt, by 1992, a backflow prevention ordinance which enables the County to require inspection, testing and maintenance of backflow devices as well as the retrofitting of existing facilities to meet the requirements of the ordinance. The ordinance may also provide for the use of sanctions such as surcharges, citations and/or disconnection if standards are not met.

Policy 11.1.2 Safe Drinking Water Act

The County shall monitor amendments to the Safe Drinking Water Act, as amended. Significant amendments shall be brought to the Board's attention in a timely manner through a preliminary impact analysis statement provided to the Board by the Department of Environmental Services describing the range of known solutions, estimated cost of each and a future timetable to precisely identify the most appropriate and cost effective method of compliance.

Policy 11.1.3 Fluoridation

The County shall continue the existing program of water fluoridation and expand fluoridation to the Country Club, Heathrow and Hanover facilities, by 1991, and to the Lynwood plant, when and if it is rebuilt.

Policy 11.1.4 Conservation Devices

Each update of the Land Development Code or Building Code shall include new or revise existing requirements for water conservation devices and methods as needed. Such methods might include but are not limited to provisions for the use of drought tolerant species and water conserving irrigation techniques (xeriscaping), and surcharges for excessive consumption. Approved conservation methods shall be used singly or in combination on a site-specific basis. Coordinate with SJRWMD to reduce groundwater withdrawals for non-essential uses which consume large quantities of water (i.e. the filling of decorative fountains and ponds).

Policy 11.1.5 Compatibility of Water Facilities

The County shall amend, by 1992, the Land Development Code to include, at a minimum, criteria and standards for the location of water facilities which ensure compatibility with surrounding land uses and set minimum buffer requirements to protect adjacent residential areas.

Policy 11.1.6 Emergency Water Conservation

The County shall continue to have and shall amend, as necessary, the emergency water conservation ordinance to enable the County to limit water usage by methods that may include, but are not limited to, citations with fines in order to enforce restrictions, and surcharges for excessive consumption and use methods as are otherwise authorized by law. The ordinance shall, at a minimum, be consistent with the St. Johns River Water management Districts' Emergency Water Conservation requirements.

Policy 11.1.7 Effluent Takeback (Reuse)

The County shall continue to require all development to enter effluent takeback agreements as a condition of sewer service. Actual implementation of such agreements shall be based on, but not limited to, the following considerations: availability of effluent supply, distance from the facility, the nature of the soils and the nature of the development.



SEMINOLE COUNTY

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OBJECTIVE 11.2: EFFECTIVE POTABLE WATER OPERATION

The County shall correct deficiencies and maximize the use of existing facility capacity by using the most cost effective and efficient means of providing water production, treatment, and transmission to the service areas.

Policy 11.2.1 Continuation of User-fee Operation

The County shall continue to construct and operate County-owned and operated water facilities by means of user fees and, when in the best interest of the County, make use of available Federal and State funds.

Policy 11.2.2 Priority of Water Service

The County shall establish the priority of water service as follows in order of priority:

- a. Maintenance to the existing water system where immediate threats to public health or safety exist;
- b. Maintenance or upgrading of the existing water system to correct deficiencies, should they arise, and to meet the adopted level of service standards; and
- c. Service to new development areas.

Policy 11.2.3 Package Plant Design and Operation Standards

The County shall amend, by April, 1992, the Land Development Code to include, at a minimum, requirements for the design and construction of package treatment plants. Such design shall support a future hook-up to a central system.

Policy 11.2.4 Minimum Construction Standards

The County shall provide for regulation of the construction of facilities within unincorporated Seminole County by means of the water and sewer standards as set forth in the Land Development Code.

Policy 11.2.5 Acquisition of Utilities to Augment Capacity

The County shall continue to pursue the acquisition of private water utilities to augment system capacity, upgrade potable water service, maximize facility use and increase cost effectiveness through economies of scale.

OBJECTIVE 11.3: LEVELS OF SERVICE

The County shall establish and maintain a set level of service for each County potable water facility by providing facilities with sufficient capacity to meet projected service demands.

Policy 11.3.1 Levels of Service Standards

The County shall maintain adopted levels of service standards through the day-to-day activities of the Department of Environmental Services and the implementation of the adopted Capital Improvements Element and the adopted annual budget.

The following levels of service standards are adopted for each individual service area:

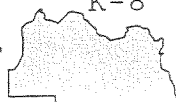
- a. 350 gallons/day/Equivalent Residential Connection. Flow demands for commercial, industrial or other special developments differing from the flow values established by the serving utility shall be established from existing records or by estimated projections, using the best available data.
- b. Fire flows in single family residential areas shall provide 600 gpm at a 20 psi residual pressure. Fire flows in commercial, institutional, industrial areas and apartment or multi-unit complexes shall provide 1,250 gpm at a 20 psi residual pressure.
- c. Each facility capacity shall be maintained at a minimum of two times the permitted capacity.
- d. The County shall continue to operate in compliance with all rules and requirements of FDER, as well as all other applicable laws, rules and regulations, including but not limited to peak day, peak hour and service pressure requirements.

Policy 11.3.2 Water Master Plan

The County shall update the Water Master Plan every five years. As part of the update, the County shall conduct a level of service review to determine if adjustment of the existing level is necessary based on, but not limited to, historical data and projected demand.

Policy 11.3.3 New and Replacement Equipment

The County shall maintain the established levels of potable water service through the acquisition of new and replacement equipment in accordance with the adopted five year Capital Improvements Element.



SEMINOLE COUNTY

1991 COMPREHENSIVE PLAN

Policy 11.3.4 Transmission Lines

The County shall ensure that future transmission lines are sized to adequately meet the projected demands of development according to development phasing needs based upon the adopted/accepted Master Water and Sewer Plan which uses adopted future land uses as a basis for planning.

Policy 11.3.5 Timing of Future Treatment Facility Expansion

The County shall ensure that sufficient treatment facility capacity is maintained, once average daily flow (ADF) equals or exceeds 75% of a facility's permitted capacity or once the sum of current ADF plus future committed ADF equals or exceeds 90% of permitted capacity. A report shall be presented to the Board by the Department of Environmental Services on the need to increase capacity and, if capacity needs to be increased, the method of increase, estimated cost and timing.

Policy 11.3.6 Adopted Potable Water Service Area Map

Figure 11.1, Adopted Existing and Future Water Service Areas, is the adopted potable water service area map for Seminole County. Whether central water usage is required for a particular piece of property within the service area is determined by reference to the Future Land Use Map Series and the regulations governing that property according to its designation in the Series.

OBJECTIVE 11.4: COORDINATION AND URBAN SPRAWL

The County shall coordinate the extension of lines or increase of facility capacity with adjacent municipal and private facilities and discourage urban sprawl through implementation of the following policies:

Policy 11.4.1 Evaluation of Service Area Expansion

The County shall evaluate the impact on delivering adequate service to residents within the adopted service area as depicted in Figure 11.1, Existing and Future Water Service Areas, prior to the expansion of a potable water service area outside the adopted service area boundaries. The County shall not expand the service area if the adopted level of service in the existing service area cannot be maintained or if the expansion will encourage urban sprawl.

Policy 11.4.2 Methods of Providing Potable Water Outside of the Adopted Urban Service Area (as depicted in Figure 2.9).

The County Shall:

- o Continue to rely primarily upon individual wells as the method of providing potable water to the residents and other occupants outside the urban services area.
- o Encourage private central systems that exist as of the adoption date of this Plan to continue to provide an adequate level of service to users in their respective service areas, although the County shall discourage them from expanding their service areas.
- o New development outside adopted central service areas shall not be designed nor constructed with central water and/or sewer systems.
- o Public and private central systems may be permitted in the future if it is clearly and convincingly demonstrated by the proponents of the system expansion that a health problem exists in a built but unserved area for which there is no other feasible solution. In such cases, the service area expansion plans will be updated concurrent with an area-wide administrative land use update (Amendment 98CSAS.TXT9).

Policy 11.4.3 Existing Package Plants

Existing package plants (i.e., schools, mobile home parks) shall be requested by the County to hook-up to the County system when it becomes available.

Policy 11.4.4 Wholesale Agreements

The County shall review and enter, as necessary, by 1996, wholesale agreements with municipal and/or private utilities to encourage the most cost effective and efficient provision of water services and to avoid duplication in services during County expansion of capacity or lines.

Policy 11.4.5 Extension of Service to New Development

The County shall continue to require new development to fund the cost of extending water lines to serve their development.

AMENDMENT 98CSAS.TXT9, ORDINANCE 99-13 (5/11/99)



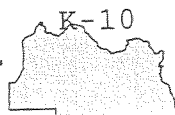
SEMINOLE COUNTY

1991 COMPREHENSIVE PLAN

Policy 11.4.6 Annual Potable Water Status Report

The County shall produce annually a water status report to reflect major changes in system capacities, facility capital plans, wholesale and retail service agreements, service area boundaries and any other significant changes. The report shall address, at a minimum, questions of expansion timing noted in Policy 11.3.5 as necessary.

The Utility Steering Committee shall continue to provide policy recommendations regarding water service and shall assist in review of the annual water status report.



SEMINOLE COUNTY

1991 COMPREHENSIVE PLAN

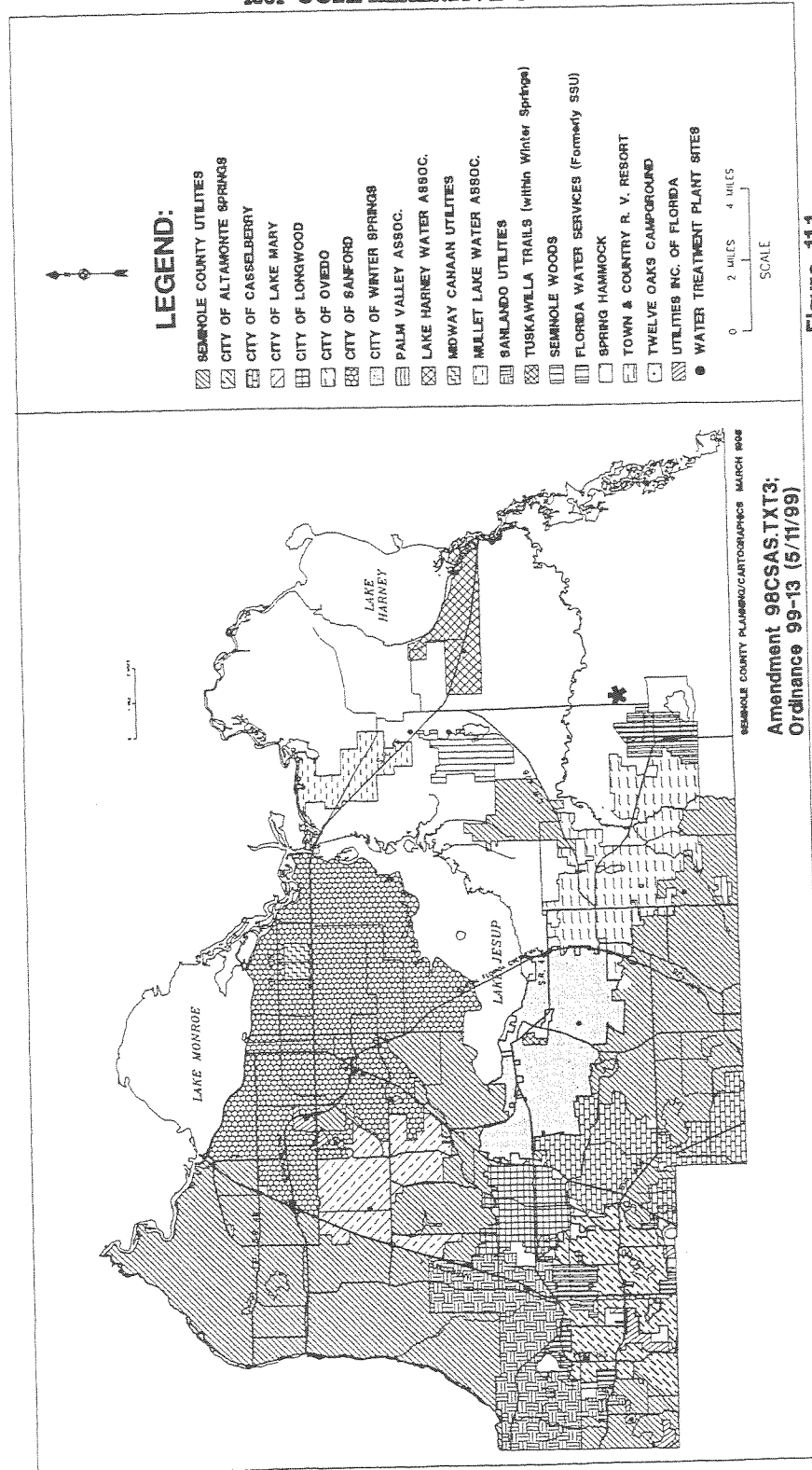


Figure 11.1
WATER SERVICE AREA BOUNDARIES
PUBLIC AND PRIVATE

APPLICATION & SUPPORTING DOCUMENTATION

Sep. 30. 2003 4:14PM

CPH ENGINEERS

No. 0734 P. 3/13



SEMINOLE COUNTY PLANNING & DEVELOPMENT DEPARTMENT
PLANNING DIVISION
1101 EAST FIRST STREET
SANFORD, FL 32771
(407) 665-7444 PHONE (407) 665-7385 FAX

APPL. NO. BS 2003-027

APPLICATION TO THE SEMINOLE COUNTY BOARD OF ADJUSTMENT

Applications to the Seminole County Board of Adjustment shall include all applicable items listed in the Board of Adjustment Process Checklist. No application will be scheduled for Board of Adjustment consideration until a complete application (including all information requested below) has been received by the Planning & Development Department, Planning Division.

APPLICATION TYPE:

- ☐ **VARIANCE**
- ☒ **SPECIAL EXCEPTION**
- ☐ **MOBILE HOME SPECIAL EXCEPTION**
- ☐ EXISTING ☐ PROPOSED ☐ REPLACEMENT
- MOBILE HOME IS FOR _____
- YEAR OF MOBILE HOME _____ SIZE OF MOBILE HOME _____
- ANTICIPATED TIME MOBILE HOME IS NEEDED _____
- PLAN TO BUILD ☐ YES ☐ NO IF SO, WHEN _____
- MEDICAL HARDSHIP ☐ YES (LETTER FROM DOCTOR REQUIRED) ☐ NO
- ☐ **APPEAL FROM DECISION OF THE PLANNING MANAGER**

PROPERTY OWNER		AUTHORIZED AGENT
NAME	WMC HUNTERSFIELD, LLC	
ADDRESS	2524 SHREWSBURY RD.	
	ORLANDO, FL 32803	
PHONE 1	407-262-7725 ext. 1234	BILL GOUCHER, CASSELBERRY
PHONE 2		
E-MAIL		

PROJECT NAME: CITY OF CASSELBERRY - HUNTERFIELD RD. - WTP

SITE ADDRESS: HUNTERFIELD ROAD

CURRENT USE OF PROPERTY: WATER TREATMENT PLANT

LEGAL DESCRIPTION: SEE ATTACHED

SIZE OF PROPERTY: 0.247 acre(s) PARCEL I.D. 20-21-30-300-0040-0000

UTILITIES: ☐ WATER ☐ WELL ☐ SEWER ☐ SEPTIC TANK ☐ OTHER _____

KNOWN CODE ENFORCEMENT VIOLATIONS _____

IS PROPERTY ACCESSIBLE FOR INSPECTION ☒ YES ☐ NO (WITH NOTIFICATION FOR ACCESS)

This request will be considered at the Board of Adjustment regular meeting on _____ (mo/day/yr), in the Board Chambers (Room 1028) at 6:00 p.m. on the first floor of the Seminole County Services Building, located at 1101 East First Street in downtown Sanford, FL.

I hereby affirm that all statements, proposals, and/or plans submitted with or contained within this application are true and correct to the best of my knowledge.

SIGNATURE OF OWNER OR AGENT

DATE

* Proof of ownership Received Time: Sep. 24. 2:22 PM signed by agent

11/05/2003 10:30:36 PM



"PW - City Engineer
(Bill Goucher)"

To: <kfall@co.seminole.fl.us>

cc:

<bgoucher@casselberry.org> Subject: Hunterfield Water Treatment Plant

11/05/2003 03:44 PM

The City of Casselberry is requesting a Special Exception to construct a new water treatment facility adjacent to its elevated water tower on Hunterfield Road. Recent and projected residential expansion and development along the Highway 17-92 corridor will reduce the Level of Service below City standards without this proposed facility. A new source of water in this area is needed to increase the potable water supply (both volume and pressure) in the Fern Park area to maintain acceptable City standards.

William C. Goucher, P.E.
City Engineer
City of Casselberry

2060 Hunterfield Road
Maitland FL. 32751
December 16, 2002

Seminole County Board of Adjustments
11001 East First Street
Sanford FL., 32771

Refer: City of Casselberry Special Exception Request
Hunterfield Road Water Treatment Plant

Gentlemen,

Before you is a request from the City of Casselberry Requesting a Special Exception to construct a Water Treatment plant on Hunterfield Road. I support the Exceptions requested by the City of Casselberry for the following reasons:

- 1) The proposed site for this project was, until the late 1980's the site of Central V utilities Water Treatment plant. This was the primary source of water for English Estates / English Woods and Bell Aire area. At that time, Central V Utilities decision to get out of the water business left two potential customers, Seminole County Utilities and the City of Casselberry. Seminole County Board of County Commissioners declined to purchase the existing water system. The City of Casselberry bought the water system and the elevated storage tank on Hunterfield Road. This is the same system that is in use today.

Central V Utilities decommissioned the water treatment facility on Hunterfield Road and preformed minimal maintenance on the site. The grass is seldom trimmed and the existing chain link fence has several holes thru it. The site is blighting the adjacent surrounding area. Had the total water plant package been bought by the City of Casselberry at that time, this would not be an issue. The City of Casselberry has stated their intent to secure they site and initiate a landscape maintenance work order on the site, once it becomes their responsibility.

- 2) The City of Casselberry has stated they are serving approximately 1,000 customers from the water tower on Hunterfield Road. They have also said that during the "peak demand" period, the water supply and pressure from this tank is falling below their acceptable standards. Water is currently processed at another site or sites and transmitted through their system to the existing elevated storage tank. (Our meeting and information provide to the City to rethink some of its proposed signage and site improvements.)
- 3) The City of Casselberry's Master Plans for water treatment has identified this location as a potential as a renewed source of water to the English Estates / English Woods, Bell Aire area. They have stated the water drawn for the existing wells will be used in the neighborhood. This is also a reflection on the current Homeland Security issue of de-centralization of public drinking water supplies in order to maintain the integrity of the system.
- 4) The original request for Exception showed the maximum facility that could be placed on the site. This was part of the City's "due dalliance" study of the land prior to purchase from it current owner. A subsequent meeting with the residents of the area has determined the City will develop a smaller water storage tank that is partially buried and made to conform to the surrounding use. The City of Casselberry has provided written intent to those who attended their meeting as well as to the Board of Adjustments and the Board of County Commissioners. They City is developing a revised site plan for the reduced project.

- 5) There are several residents in the immediate area, and yet another group of residents from the subsequent surrounding area that oppose the development of the Water Treatment Plant. They are following the current thinking to distrust to government; local, county, state, national. They follow the "Not In Back Yard" attitude and suggest the treatment plant, if needed be put it somewhere else. They have suggested areas in a "wetland area" or a commercial site along US 17/92. Each some distance from the current wellheads. They have suggested capping the existing wells and drilling additional one for additional water sources. This would mean additional cost to the City of Casselberry, ultimately to be paid for by the ratepayers. The City already charges a surcharge to their customers residing our side of the Corporate Boundary's of the City of Casselberry.

The City has cited that fact that smaller water plants in residential areas have a greater security by the mere presences of the residents who can observe actions at the plant, rather that a remote site. The City has proposed to use a type of surveillance system that would electronically notify the proper authorities, with out an audible alarm.

- 6) Those who are most vocal and quoted in the "press" do not speak for the total neighborhood. In fact, some of these peoples do not leave within 500 feet of the Parcel in question. The community has been protruded as a community of senior citizens. This is a vibrant community with a well-rounded mix of young and senior families. The City of Casselberry has made written commitments to all of those who recently attended the meeting to discuss the modifications to the Hunterfield Road site.

Additional reasons to consider authorizing the exception are:

- The City of Casselberry has provided quality water to the residents of the area for more that 15 years.
- The City has been corporative with the neighborhood in the part when there has been an issue dealing with the water service. Their development or a master water usage plans with provisions for additional supplies should be applauded. The foresight to have a water treatment plant to serve the local residents is another step they have made to provide a safe and affordable supply of drinking water to the residents of English Estate / English Woods, and the Bell Aire subdivisions.
- It is unlikely that the Water Management District would permit a new well when there are existing facilities available.
- As for operational odors, noise, and public safety; these can be addressed and treated with modern technology during the final development of the Site Plan and facilities.
- Additionally the City has stated, in writing, they will corporate with the resident to assure a treatment plant that would be fit into the neighborhood, in size and requirements.
- The City has stated the funding for this project are already included in it rate schedule. No additional rate adjustments are anticipated for this project.

The granting of the Special Exception will allow the City to initiate it plans for the development of this project, which may take a total of three years or more from concept to completion. I am confident the City of Casselberry will remain good stewards of the existing water supply and follow all of the rules and regulations of the Water Management District.

Thanks you for your time and considerations



John A. Murphy
2060 Hunterfield Road
Maitland, FL. 32751

Re: Special Exception For:

City of Casselberry – Hunterfield Road W.T.P. CPH Job No.1905.16 9/30/03

We hereby request special an exception to replace an existing water treatment plant with a new and enlarged W.T.P. using the existing two wells.

Contact: Bill Goucher, P.E. City Engineer
City of Casselberry
95 Triplet Lake Drive
Casselberry, Florida 32707
407-262-7725, ext. 1237

The proposed building will be approximately 23' X 39' X 11' – 4" (side wall) high & 4' more to the roof peak (15' - 4" high). The ground storage tank will have a 15' – 2" sidewall with dome and a 6'high aerator on top (about 26' overall high) and 75' diameter.

The enclosed site plan shows the approximate location of the proposed improvements, but are subject to change to better meet site regulations and a more detailed design study.

This is to be a non-occupied site with only a daily visit by the plant operator(s) to check on the facility or to do maintenance as needed.

Security lighting will be designed to contain the light within the site to the extent practical or as required by current security recommendation for this type of public facility.

With regard to Section 30.43 (b)(2) of the Code:

- a. This proposed use is consistent with the current use of the property as is not detrimental to the character of the area; and
- b. It does not change or affect adversely existing traffic patterns, movements or volume; and
- c. Is consistent with the Counties Vision 2020 Comprehensive Plan (continue existing public utility or subdivision water plant which is an allowed Conditional Use for R-1A); and
- d. The site will meet any additional requirements specified in the code section authorizing the use in the particular zoning district of classification; and
- e. Will not adversely affect the public interest.

Frequently Asked Questions and Responses:

RECEIVED

1) Can you define the current short falls in the City's system as it services the English Estates area?

We do not have exact numbers specifically for the English Estates area. However, over the years the City has received service pressure complaints. This area is served by the Howell Park facility and that site is in an industrial/commercial area. There are contaminated sites along SR 436 which are undergoing clean-up. It is possible that if demand at Howell Park increases, that there is a risk that the contamination plume(s) may spread to the wells and render the wells unusable. The wells at Howell Park are not contaminated at this time. It is prudent for the City to have alternate plans in place before a problem occurs.

2) Has the City performed any leak testing on the current distribution system within English Estates?

The City has not performed any studies specifically in the English Estates area. The City does perform system wide studies and the "unaccounted for" water is 4.8%. Anything less than 12% is considered to be reasonable and meet industry standards.

3) Will the proposed improvements provide additional water volume or pressure or both to the City's system?

It is expected that the improvements will provide both increased volume and pressure.

4) How often does the City expect to operate this new system to meet the water volume needs of the community?

The plant will be available for service 24 hours per day, seven days per week and will operate automatically.

5) Does the City have an estimate of how often the pumps will be operating to supply water to the storage tank?

Pumping time will be approximately four (4) hours per day for an average daily flow demand and eight (8) hours per day for maximum day flow demand.

6) Does the City intend to upgrade the existing water distribution system?

The City has an ongoing capital improvements program for upgrading distribution lines and has a budgeted project for this area in the current budget. Lines are also slated for future improvements in the coming years.

7) Does the City anticipate providing new service to the surrounding area from this facility?

The City is not anticipating an increase in its service area. The area in question is mostly "built out". However, redevelopment will occur along US 17-92 which will be accommodated by the City as well as 60+/- existing single family units that are currently on private wells.

8) Given, that the ability to acquire a well drilling permit from the St. John's Water Management District is restrictive, is there any other site, within a reasonable distance, that would suit the needs of the City for Water Treatment?

Over the years the City has installed wells in power corridors and park sites. These areas are now exhausted because of all the development that has occurred.

10) Does the City have an estimated cost to drill new wells for water supply?

A 12 inch diameter well costs approximately \$250,000 to construct, develop and test to the current standards.

11) Will the City have an interconnect with Seminole County because of the activations of these wells?

The City has several interconnects in place for emergency use. These interconnects are in the "off" position and locked in place. There are no interconnects in this area.

12) What is the preliminary project cost for the Hunterfield Road Water Treatment Plant (WTP)?

The range for the current facilities is \$450,000 to \$600,000.

13) What is the estimated increase of cost for water to the users in English Estates, including the surcharge?

There will be no increase in rates to construct this project. The last rate study included the anticipated capital improvement plan.

14) When does the City anticipate the construction of the Hunterfield Road Water Treatment Plant?

Construction start would be approximately 24 months from now.

15) Should the City receive approval from the Seminole County Board of Adjustments and/or Board of County Commissioners, does the City intend to provide interim improvements to secure the total site?

Yes.

16) Could some of the propose landscape visual barrier along the east side of the proposed acquisition be planted now?

Yes.

17) Please clarify the type of construction to be included in the WTP: Storage Tank; Pump House, Chemical Delivery access; Landscaping.

We anticipate that the construction would mimic the residential nature of the area. To mimic a single family house, the new building(s) will have a total square footage of 2000 to 3000 SF, including a garage/storage space. This building will house the water storage tank, high service pumps and other ancillary items.

18) Should the County deny the City's proposed project, is there any thing stopping Seminole County from coming in and purchasing the well site property and shipping the produce into the County's system?

The purchase agreement between the Owner of this property and the City of Casselberry ends in the event of non-approval. We do not know the Owner's intention if the proposal fails to come to fruition.

19) How is the City addressing safety and security issues?

The City has switched all of their facilities to liquid sodium hypochlorite as the disinfectant. The elimination of gas chlorine is a much safer method of disinfection. This system will be used at the proposed facility.

All facilities are connected to a SCADA control system which allows both local and remote control and surveillance.

The City wants to disperse and decentralize the water system to provide a reliable source of water to the community. If one system goes down or is contaminated, it can be eliminated and the other facilities can carry the load.

20) What will the City do about odor control?

The wells will be fully tested and if odor control is required, it will be provided.

Proposed Hunterfield WTP reopening

Summary Of Distributed Information Conflicts & Supporting Documents Appendix

Questions 1 (a) and 3. Service Pressure complaints.

The city Of Casselberry was asked by the English estates H.O.A. to provide detailed documentation regarding these complaints. (time , date, nature of problem and correction). As of Jan. 6, 2004, this documentation had not been received by the H.O.A. board. It is our understanding that the Board of adjustment made a similar request.

Appendix 1 (a) describes how basic water line pressure is regulated.

Question 1 (b). Contamination.

Appendix 1 (b) No mention of contamination in water quality reports

Appendix 1 (c) No mention of contamination in the water confidence report.

Appendix 1(d) No mention of contamination in Mr. Goucher's email To Kathy Fall requesting a variance.

Appendix 1 (e) Casselberry's application for the modification of Their Consumptive use Permit says, " Currently no sign of contamination", and "The Contaminated site is currently being remediated".

Appendix 1 (f) No mention was made of site contamination at the first meeting before the Board of Adjustment.

Question 7 Providing new Service to the surrounding area.

The city "does not anticipate an increase in service area".

Excepting the " 60 single family units" (actually 33 Households) Documented in Appendix 7(a)

Appendix 7(b) Mr. Goucher's E mail. " Recent and projected residential expansion and development along the 17&92 corridor..."

Appendix 7(c) and 7(d). Historic and Projected water use tables (CUP permit Application) Take note of the # of units column.

Appendix 7 (e) Legacy Park expansion.

The City's water system is interconnected, therefore, when new users are added , each plant shall (in theory) be required to support a percentage of the production burden.

Question 19 " Efforts to decentralize" Appendix 19 (a). According to the map, the water production facilities are not clustered in one central area. They are, in fact, spread out already. The effort to decentralize must mean out of the city's center.

ALTERNATE TABLE 1
HISTORIC WATER USE

Last 5 Years	Past Population	Number of Units	Per Capita Usage (gpcd)	Household (mgal)		Commercial / Industrial (1) (mgal)		Irrigation (Urban Landsc. or Common Areas) (mgal)		Water Utility (mgal)	Unaccounted for Water (mgal)	Total Annual AADF (mgal)	Total Annual Max. Day (mgal)
				Avg. Day	Max. Day	Avg. Day	Max. Day	Avg. Day	Max. Day				
1994	42,796	14,615	80	3.415	5.189	1.179	1.792	0.196	0.298	0.018	0.766	5.574	8.470
1995	43,080	14,677	83	3.582	5.214	1.227	1.786	0.196	0.285	0.086	0.937	5.832	8.490
1996	43,360	14,690	80	3.486	5.183	1.200	1.784	0.196	0.291	0.255	0.547	5.684	8.450
1997	43,640	14,760	82	3.574	5.030	1.225	1.724	0.196	0.276	0.067	0.758	5.820	8.190
1998	43,920	14,760	90	3.939	6.263	1.331	2.117	0.196	0.312	0.185	0.928	6.383	10.150

(1) Includes secondary supply water (0.127 MGD) going to : Lake Howell Square (0.024 MGD) and Sunshadow Subs (0.103 MGD).

Table Definitions:

Household Use:

Amount sold or given to domestic customers. Typically includes 5/8 and 3/4 inch metered accounts. Include private lawn irrigation.

Population:

Estimated number of residents served.

of Units:

Number of residential units served.

Per Capita Use:

Use per person per household; Average household use (column 5) divided by population (column 2)

Commercial / Industrial Use:

Amount sold to commercial customers. Typically includes meters larger than 1-inch. Include bulk customers in this use.

Irrigation Use:

Amount used for common area irrigation owned or maintained by a public entity. This does not include areas privately owned areas or amounts previously accounted for under household use.

Water Utility:

Misc. monitored use (eg. fire protection, sewer flushing, construction use, & maintenance features).

Unaccounted Water:

Unaccounted for water use. Obtained from an audit of system.

Total Use:

Sum of all uses - household + commercial / Industrial + water utility = MOR's for year

ALTERNATE TABLE 2
PROJECTED WATER USE **

Next 20 Years	Future Population	Number of Units	Per Capita Usage (gpcd)	Household		Commercial / Industrial		Irrigation (Urban Landsc. or Common Areas) (mgal)		Water Utility (mgal)	Unaccounted for Water (mgal)	Total Annual AADF (mgal)	Total Annual Max. Day (mgal)
				Avg. Day	Max Day	Avg. Day	Max Day	Avg. Day	Max Day				
1999	47562	15854	90	4.246	8.492	1.367	2.734	0.196	0.392	0.179	0.567	6.555	13.110
2000	51444	17148	90	4.630	9.260	1.490	2.980	0.196	0.392	0.195	0.832	7.343	14.686
2001	51771	17257	90	4.659	9.318	1.500	3.000	0.196	0.392	0.197	0.641	7.193	14.386
2002	52098	17366	90	4.689	9.378	1.509	3.018	0.196	0.392	0.198	0.646	7.238	14.476
2003	52425	17475	90	4.718	9.436	1.519	3.038	0.196	0.392	0.199	0.652	7.284	14.568
2004	52755	17585	90	4.748	9.496	1.528	3.056	0.196	0.392	0.200	0.657	7.329	14.658
2005	53082	17694	90	4.777	9.554	1.538	3.076	0.196	0.392	0.202	0.662	7.375	14.750
2006	53409	17803	90	4.807	9.614	1.547	3.094	0.196	0.392	0.203	0.668	7.421	14.842
2007	53739	17913	90	4.837	9.674	1.557	3.114	0.196	0.392	0.204	0.673	7.467	14.934
2008	54066	18022	90	4.866	9.732	1.566	3.132	0.196	0.392	0.205	0.678	7.511	15.022
2009	54396	18132	90	4.896	9.792	1.576	3.152	0.196	0.392	0.207	0.683	7.558	15.116
2010	54723	18241	90	4.925	9.850	1.585	3.170	0.196	0.392	0.208	0.689	7.603	15.206
2011	55053	18351	90	4.955	9.910	1.595	3.190	0.196	0.392	0.209	0.694	7.649	15.298
2012	55383	18461	90	4.985	9.970	1.604	3.208	0.196	0.392	0.210	0.699	7.694	15.388
2013	55713	18571	90	5.014	10.028	1.614	3.228	0.196	0.392	0.212	0.705	7.741	15.482
2014	56043	18681	90	5.044	10.088	1.623	3.246	0.196	0.392	0.213	0.710	7.786	15.572
2015	56373	18791	90	5.074	10.148	1.633	3.266	0.196	0.392	0.214	0.715	7.832	15.664
2016	56715	18905	90	5.104	10.208	1.643	3.286	0.196	0.392	0.215	0.721	7.879	15.758
2017	57057	19019	90	5.135	10.270	1.653	3.306	0.196	0.392	0.217	0.726	7.927	15.854
2018	57402	19134	90	5.166	10.332	1.663	3.326	0.196	0.392	0.218	0.732	7.975	15.950

** ALTERNATE TABLE 2 REFLECTS THE DATA SUBMITTED FOR THE EXISTING PERMIT

* SEE TABLE DEFINITION FROM TABLE 1

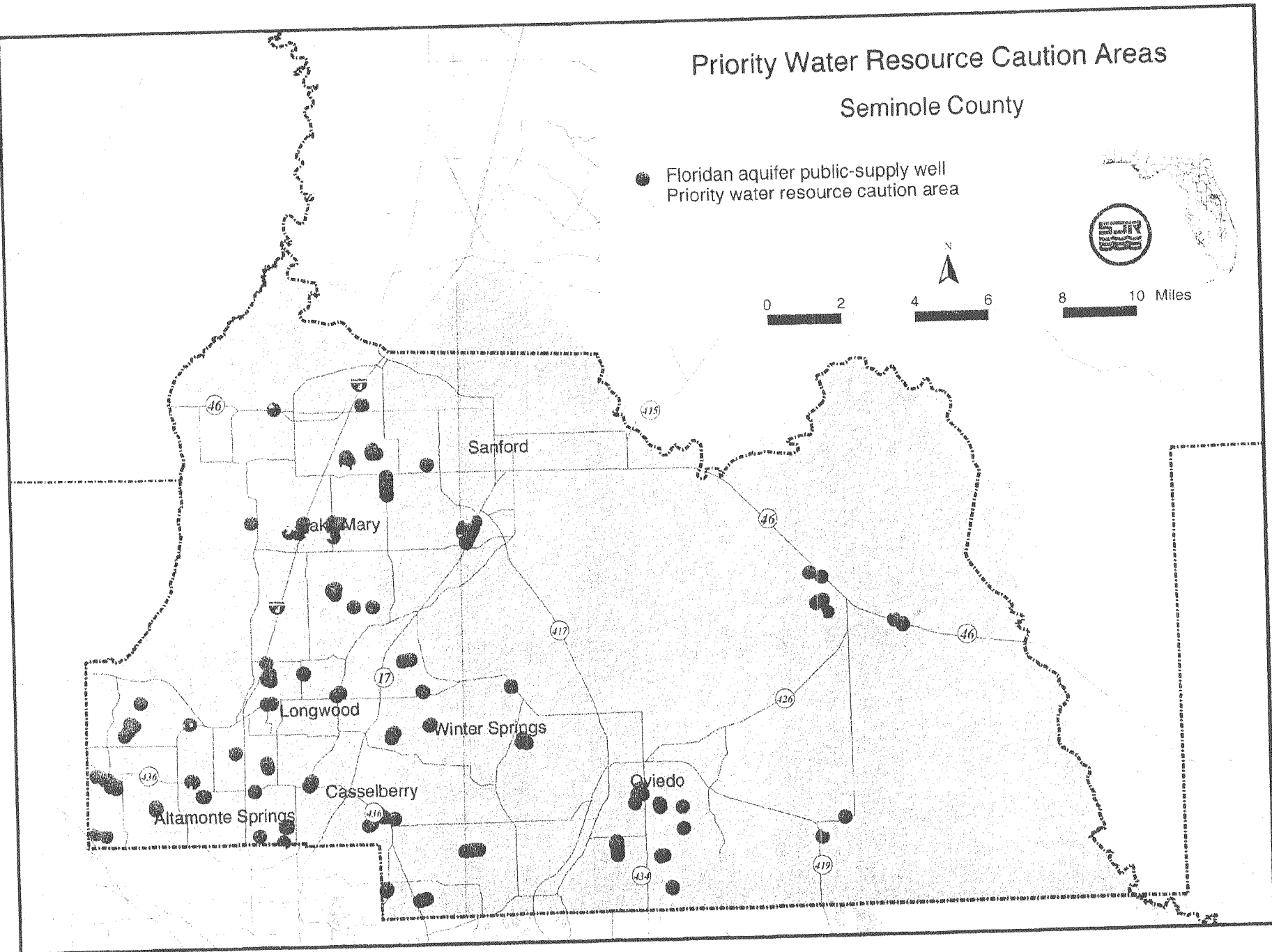
Priority Water Resource Caution Areas

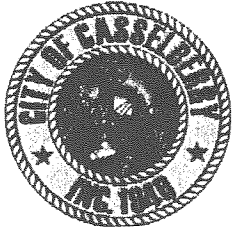
Seminole County

- Floridan aquifer public-supply well
- Priority water resource caution area



0 2 4 6 8 10 Miles





City of Casselberry

Assistant Public Works Director

95 Triplet Lake Drive, Casselberry, Florida 32707 • Telephone (407) 262-7725, Ext. 1234
Fax (407) 262-7767 • Email cityengineer@casselberry.org

January 13, 2004

Kathy Fall, Senior Planner
Seminole County Planning & Development Department
Planning Division
1101 East First Street
Sanford, FL 32771

Subject: Special Exception Request – Hunterfield Water Treatment Plant

Dear Ms. Fall,

As requested, attached are copies of the Power Point presentation to be presented to the Board of Adjustment on January 26 by Terry Zaudtke of CPH Engineers. Also attached are copies of the City of Casselberry Water Service Area map (Exhibit 1). The public need for this water plant is as follows:

As can be seen from the attached Water Service Area map, the Hunterfield site lies in an area surrounded by Lake of the Woods condominiums, English Woods, English Estates, Wellington and Lakewood Shores. This area is separated from the bulk of the City service area. Only three water mains connect this area to the existing water supply wells and treatment plants – a 12-inch on Oxford Road, an 8-inch on Derbyshire Road and a 6-inch on Parliament Road. This results in low pressures (35 pounds per square inch (psi)) at the end of the system near Highway 17-92 and Spartan Drive. City standard is a pressure range of 55 to 65 psi. In discussions with representatives of Seminole County and the City of Altamonte Springs as to which entities will be the water and wastewater service providers for the County's U.S. 17-92 Community Redevelopment Area, it was agreed that the City of Casselberry would be the service provider for the east side of Hwy 17-92 between Lake of the Woods Boulevard and the Orange County line. A water treatment plant at the Hunterfield site is necessary to continue to serve this area and to return to the level of service that its customers require.

The second part of this need relates to a pending loss of the existing service because of contamination. As can be seen by the map, the closest existing water plant is the Howell Park Plant. Because it is located in a commercial area, two of its three wells are under imminent danger of contamination from two former dry cleaners. The former First Class Dry Cleaners is directly across State Road 436 from Howell Park and is currently under remediation by the Florida Department of Environmental Protection. Tiffany

Cleaners is just west of Howell Park. No remediation has been initiated. The Hunterfield wells and water treatment facilities are necessary to serve the central area of the Casselberry Water Service Area in the event that Howell Park cannot. It would be impossible to service the "Hunterfield" service area from the North and South Water Plants. Approval and (re-)construction of the Hunterfield Water Plant is needed in the very near future.

Exhibit 2 indicates the water and wastewater system improvements made to the Central V infrastructure by the City of Casselberry since its purchase in 1989 to better serve the area customers.

If you have any questions, please call me at 407-262-7725, extension 1234.

Sincerely,

A handwritten signature in black ink, appearing to read 'William C. Goucher', with several long, sweeping horizontal strokes extending to the right.

William C. Goucher, P.E.
Assistant Public Works Director

C: Tony Segreto, Director of Public Works

Purpose:

The City of Casselberry is requesting a modification to the existing permit to reactivate two existing wells located near the Hunterfield water tower. These wells are intended to replace the 10" and 12" wells at the Howell Park Plant. The Howell Park wells will remain active to be used as backup wells only. The Howell Park wells are located near a contaminated site. The wells currently show no signs of contamination and the contaminated site is currently being remediated. Further, there have been low-pressure complaints in the surrounding Hunterfield's area. Placing the Hunterfield wells in operation will better distribute the water throughout the system in this area. The intent of the addition of these wells is to provide more reliable operation, not to increase capacity. The City is not requesting additional capacity for the reactivation of the two new wells. They will continue to operate their system to keep the withdrawals at or below the amount specified in the existing consumptive use permit #8284.

General Information:

The City of Casselberry is located in Seminole County, south of Lake Jessup and primarily east of US 17-92. The City stretches along SR 436 to the Orange County line, which is the southern service area boundary. There is a small piece in Orange County that is served by the Casselberry water system. The northern boundary is the city limits of Winter Springs and the eastern boundary is the service area of Seminole County Utilities. The western boundary is also in the Seminole County and Altamonte Springs service areas.

On July 28, 2000, the St. Johns River Water Management District (District) issued Consumptive Use Permit # 8284 to the City of Casselberry, which allows the City to withdraw ground water from the Floridan aquifer at a maximum annual withdrawal for the following years:

1. 2,271.0 million gallons in 2000;
2. 2,287.5 million gallons in 2001;
3. 2,301.7 million gallons in 2002;
4. 2,317.9 million gallons in 2003; and
5. 2,563.0 million gallons for 2020.



City of Casselberry Water Service Area

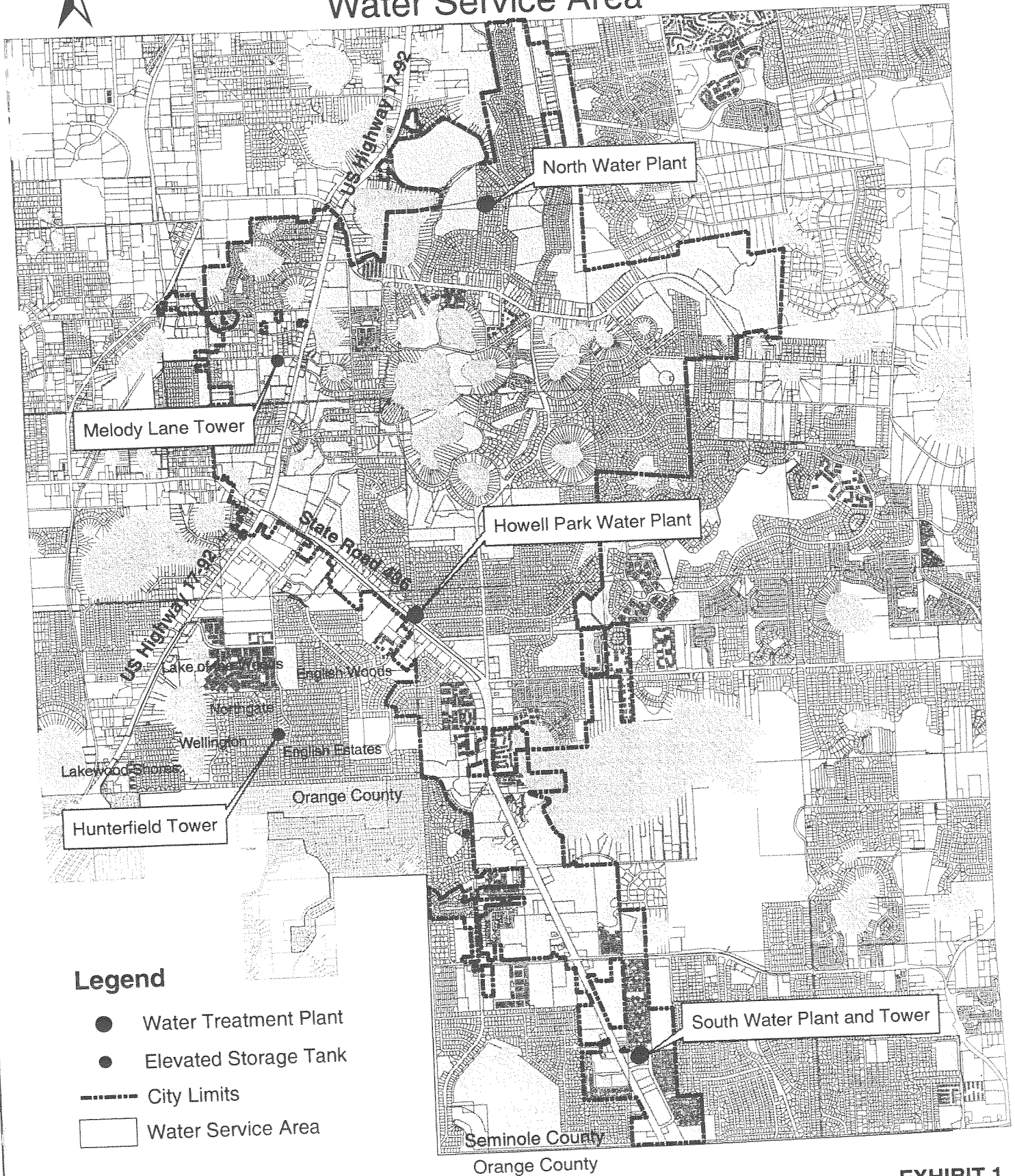


EXHIBIT 2

City of Casselberry
Improvements Made to Central V Systems Since Purchase

<u>Description</u>	<u>Size, in.</u>	<u>Quantity or Length, ft</u>	<u>Total Project Costs</u>
By City Forces			
WM connection, Oxford Rd - SR 436 to East Blvd	12	4700	\$293,500
WM connection, Lake of the Woods Blvd - Oxford to Carrollwood	10	2400	\$104,400
WM upgrades from 4" to 6" - Carolton & Markingham	6	2800	\$76,700
Installation of Fire Hydrants		15	\$32,925
WM upgrade on Poinsettia 2" to 6" - East Blvd to Hewett	6	300	\$11,950
WM connection, Tuscarora at Brookside	6	100	\$7,150
WM connection, Derbyshire - Thunder Tr. to Brookside	12	1400	\$30,000
Manhole replacement on Hunterfield		1	\$15,000
WM extension behind Spartan and Lakewood Circle	2	300	\$5,050
Lift station upgrade - Lake of the Woods			\$1,060
Lift station upgrade - Derbyshire			\$2,047
Lift station upgrade - Wellington			\$3,023
Lift station upgrade - Central V Master		1100	\$1,740
Water meter change-out, to touch-read			\$85,800
Installation of altitude valve at Hunterfield elevated tank			\$50,000
WM upgrade on Manchester, 3" to 8" - Hunterfield to Worthington	8	300	\$17,500
WM connection, Oxford Rd to East Blvd	6	100	\$7,150
By Outside Contractors			
Replace/relocate WM on Temple Tr. at park	6	400	\$16,388
Replace/relocate WM on Mohican Tr.	2	330	\$5,460
Sub-Total			\$766,843
FY 2004 Budgeted Projects			
WM upgrades from 2, 3, 4" in Lakewood Shores	4 & 6	3600	\$170,000
WM upgrade on Manchester, 3" to 8" - Hunterfield to Derbyshire	8	460	\$40,000
Convert Central V Master Lift Station to submersible			\$50,000
Convert Lake of the Woods Lift Station to submersible			\$50,000
Replace altitude valve at Hunterfield elevated tank			\$75,000
WM connection, 12" on Oxford Rd to 6" on Oxford Blvd	6	500	\$16,750
Sub-Total			\$401,750
TOTAL COST OF IMPROVEMENTS THROUGH 2004			\$1,168,593

Hunterfield WTP Proposal

City of Casselberry



Site Plan

- The site plan was modified to allow open space on the front of the property.
- Storage tank volume was reduced.
- Building will be residential in nature.

Proposed Treatment

- Hydrogen Sulfide Removal
- Disinfection
- Storage
- Pumping
- Corrosion Control Chemical

Hydrogen Sulfide Removal

- Utilize forced draft aeration
- All gases removed are contained for further treatment
- Treatment of all off-gases by odor control unit(s)
- No air vented to the atmosphere without treatment

Disinfection

- Uses sodium hypochlorite (concentrated bleach)
- No chlorine gas
- Delivery by flat bed truck (25 foot long)
- Two deliveries per month (on average)
- 350 gallons per delivery

Storage

- Approximately 100,000 gallons
- Integrated with pump building
- Integrated residential facade
- Serves local area

Pumping

- Well pumps enclosed in building
- High service pumps enclosed in building

Corrosion Control Chemical

- Currently used at all Casselberry facilities
- Delivered in 50 gallon drums
- Used to prevent piping system corrosion
- FDEP approved

Lighting/Noise Issues

- All mechanical equipment to be enclosed in building(s)
- Sound deadening materials to be used
- Well pumps enclosed
- Silent alarm system to SCADA system
- No generator required
- Minimal lighting to meet security requirements

Odor Issues

- Odor control provided as part of the treatment facility
- All emissions will be within FDEP requirements

Construction Schedule

- Start project in January 2006
- Construction Contract period approximately 9 months
- Construction Field Time approximately 6 months

Construction

- Project will be equivalent to one and one-half to two single family residences, residential in nature
- Heavy equipment delivery/ concrete delivery over two month period
- Contractor employee background checks will be required
- Work hours: 7 A.M. to 6 P.M.
- Work days: Monday thru Friday

Land Use Compatibility Issues

- WTPs are allowed in residential areas in accordance with the Comprehensive Plan
- WTPs and wells in residential areas are less susceptible to groundwater contamination
- WTPs serve a public purpose
- Site serves the local area
- Site was previously a water plant site
- Site is centrally located

Land Use Compatibility Issues (cont.)

- ✱ Distribution system is designed for source input at this location
- ✱ Site contains an elevated tower which is part of the treatment/distribution system
- ✱ Site contains two existing wells
- ✱ Front part of the site will be undisturbed
- ✱ Design will be residential in nature to blend with the community

PROPOSED SITE PLANS

EXISTING

LEGAL DESCRIPTION:

20-21-30-300-0040-0000

SECTION 20, TOWNSHIP 21S, RANGE 30E, SOUTH 125 FT OF WEST 140 FT OF NORTHEAST 1/4 OF SOUTHWEST 1/4 (LESS BEG SOUTHWEST CORNER RUN NORTH 125 FT EAST 54 FT SOUTH TO A POINT EAST OF BEG W TO BEG)

20-21-30-300-0050-0000

SECTION 20, TOWNSHIP 21S, RANGE 30E, SOUTH 1/2 OF SOUTHWEST 1/4 (LESS ENGLISH ESTATES + ENGLISH ESTATES UNITS 1 TO 4 + VACD HUNTERFIELD RD.)

SITE DATA:

ADDRESS: HUNTERFIELD ROAD
CASSELBERRY, FL

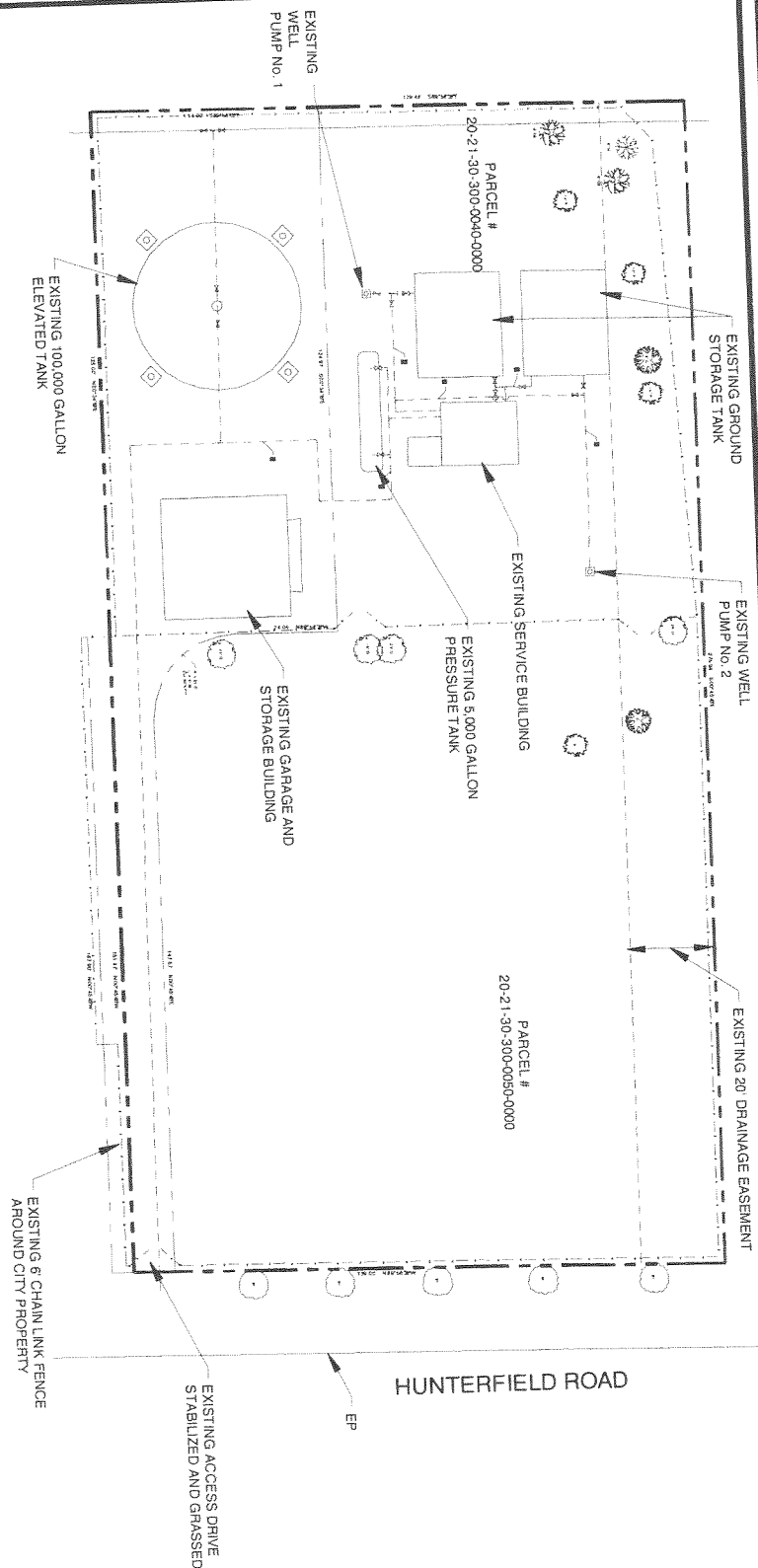
PARCEL ID: 20-21-30-300-0040-0000
20-21-30-300-0050-0000

ACREAGE: 10,750.66 SF 0.247 AC
21,273.45 SF 0.488 AC

CURRENT ZONING: R-1A
CURRENT USE: WATER TREATMENT PLANT

LEGEND

- EXISTING PIPING
- PROPOSED PIPING
- 24" O EXISTING OAK TREE
- 6" P EXISTING PINE TREE
- 6" C EXISTING CHAMPHOR TREE
- 8" CB EXISITNG CHINABERRY TREE
- 6" M EXISITNG MAGNOLIA TREE
- 8" SY EXISITNG SYCAMORE TREE



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Landscape Architects
Surveyors
Construction Management
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1117 East Robinson Street, Orlando, FL 32801
Phone: 407.425.0452 Fax: 407.648.1036

Scale: 1" = 40'

Date: 10-01-2003

Job No.: C1905.16

Certificate of Authorization
No. 3215

PRELIMINARY SITEPLAN

CITY OF CASSELBERRY
HUNTERFIELD ROAD WTP

FIGURE
1

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PROPOSED

LEGAL DESCRIPTION:

20-21-30-300-0040-0000

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CURRENT ZONING: R-1A
CURRENT USE: WATER TREATMENT PLANT

LEGEND

EXISTING PIPING TO BE REMOVED

EXISTING PIPING TO REMAIN

PROPOSED PIPING

EXISTING OAK TREE

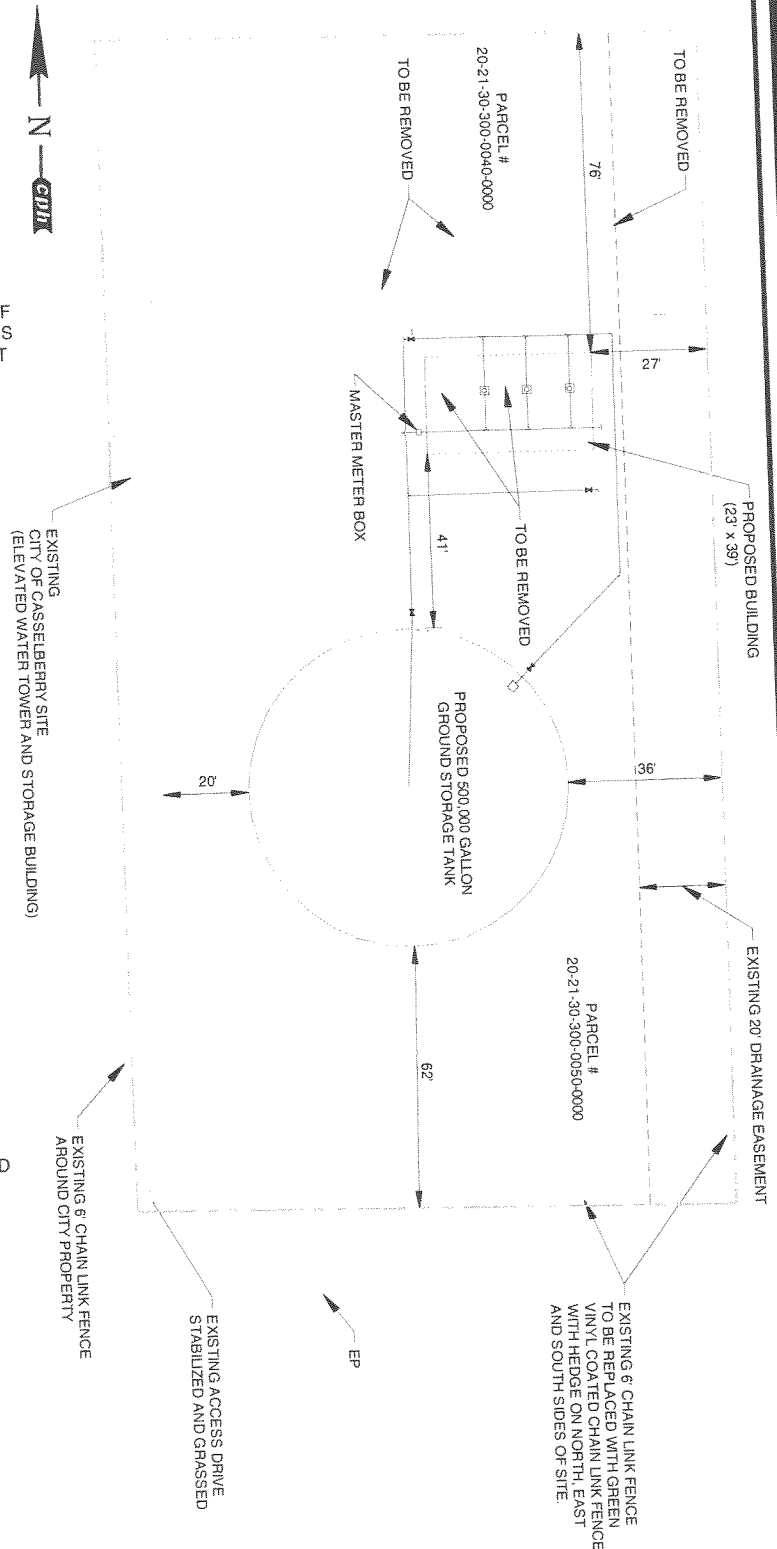
EXISTING PINE TREE

EXISTING CHAMPHOR TREE

EXISTING CHINABERRY TREE

EXISTING MAGNOLIA TREE

EXISTING SYCAMORE TREE



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PRELIMINARY SITEPLAN

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HUNTERFIELD ROAD WTP

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FIGURE
2

LEGAL DESCRIPTION:

20-21-30-300-0040-0000

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ADDRESS: HUNTERFIELD ROAD
CASSELBERRY, FL

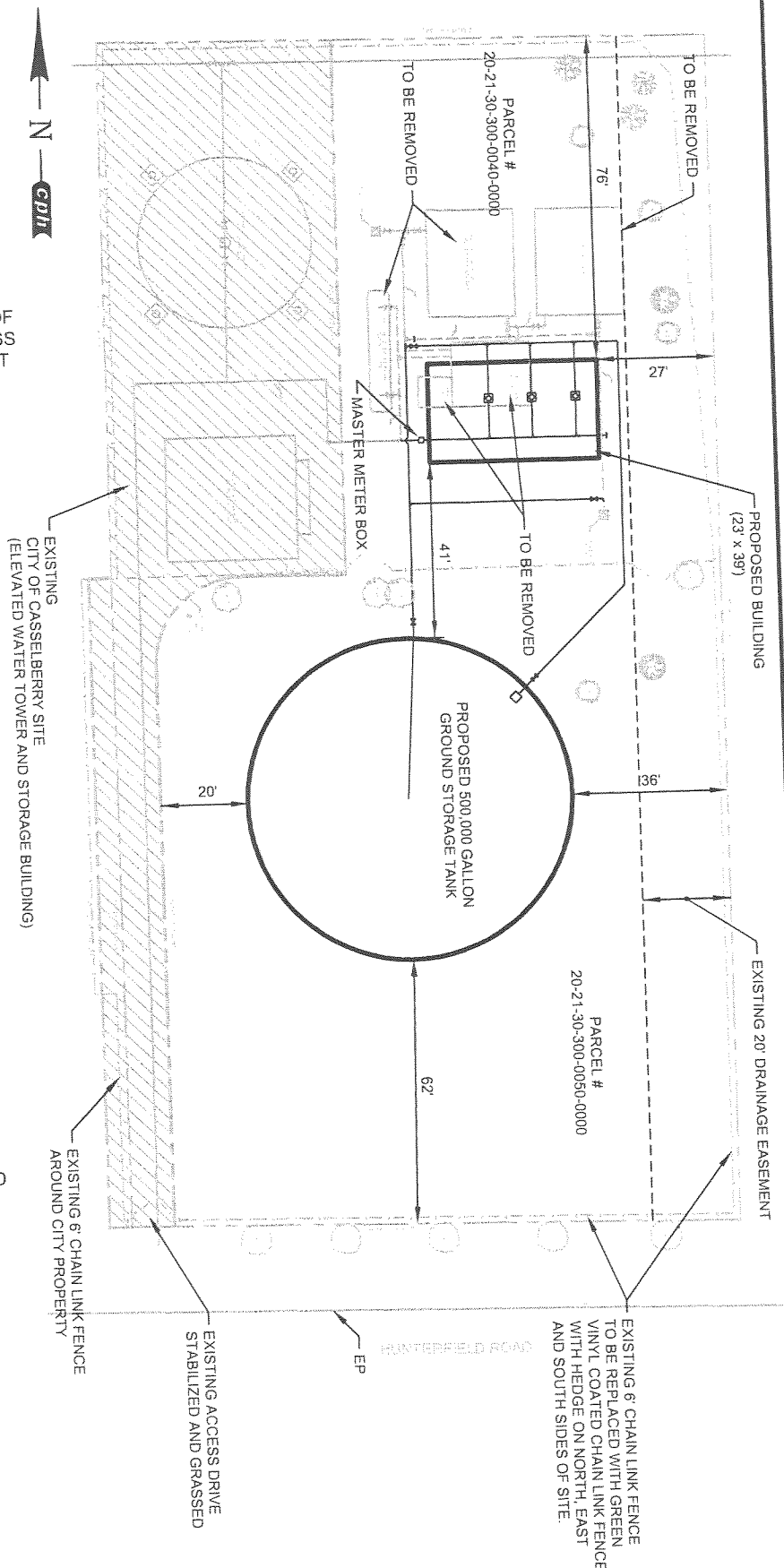
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AK [Signature] 9/20/11
10/2/03



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PRELIMINARY SITEPLAN

CITY OF CASSELBERRY
HUNTERFIELD ROAD WTP

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FIGURE
1

(REVISED) PROPOSED

LEGAL DESCRIPTION:

20-21-30-300-0040-0000

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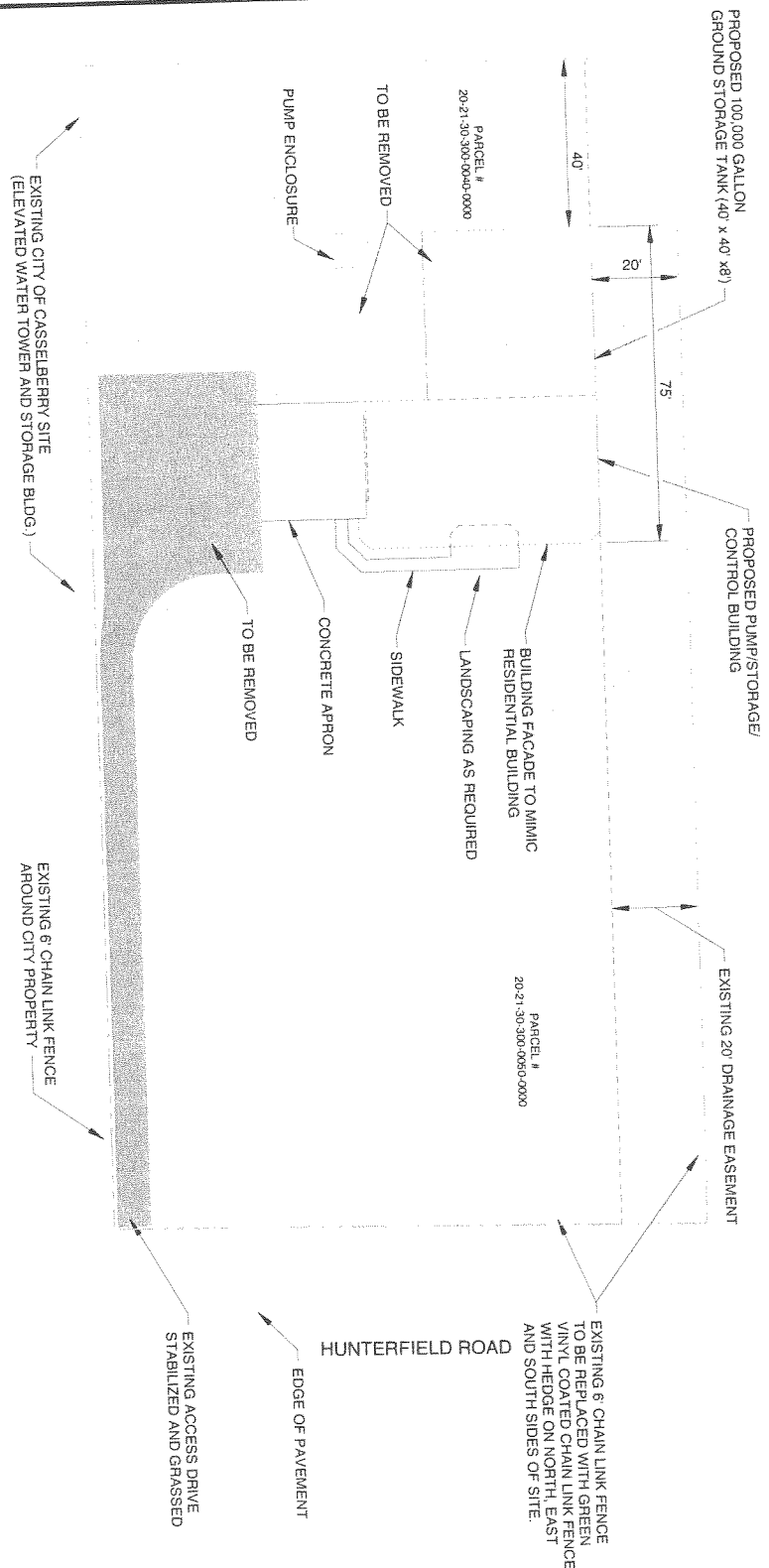
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PRELIMINARY SITE PLAN

CITY OF CASSELBERRY
HUNTERFIELD ROAD WTP

FIGURE
3

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PROPOSED 100,000 GALLON
GROUND STORAGE TANK (40' x 40' x 8')

PROPOSED PUMP/STORAGE
CONTROL BUILDING

EXISTING 20' DRAINAGE EASEMENT

EXISTING 6' CHAIN LINK FENCE
TO BE REPLACED WITH GREEN
VINYL COATED CHAIN LINK FENCE
WITH HEDGE ON NORTH, EAST
AND SOUTH SIDES OF SITE.

HUNTERFIELD ROAD

EDGE OF PAVEMENT

EXISTING ACCESS DRIVE
STABILIZED AND GRASSED

EXISTING 6' CHAIN LINK FENCE
AROUND CITY PROPERTY

EXISTING CITY OF CASSELBERRY SITE
(ELEVATED WATER TOWER AND STORAGE BLDG.)

TO BE REMOVED

TO BE REMOVED

PUMP ENCLOSURE

CONCRETE APRON

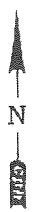
SIDEWALK

LANDSCAPING AS REQUIRED

BUILDING FACADE TO MIMIC
RESIDENTIAL BUILDING

PARCEL #
20-21-30-300-0050-0000

PARCEL #
20-21-30-300-0040-0000



LEGAL DESCRIPTION:

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PRELIMINARY SITE PLAN

CITY OF CASSELBERRY
HUNTERFIELD ROAD WTP

FIGURE
1

**PROPOSED
ARCHITECTURAL
RENDERINGS**

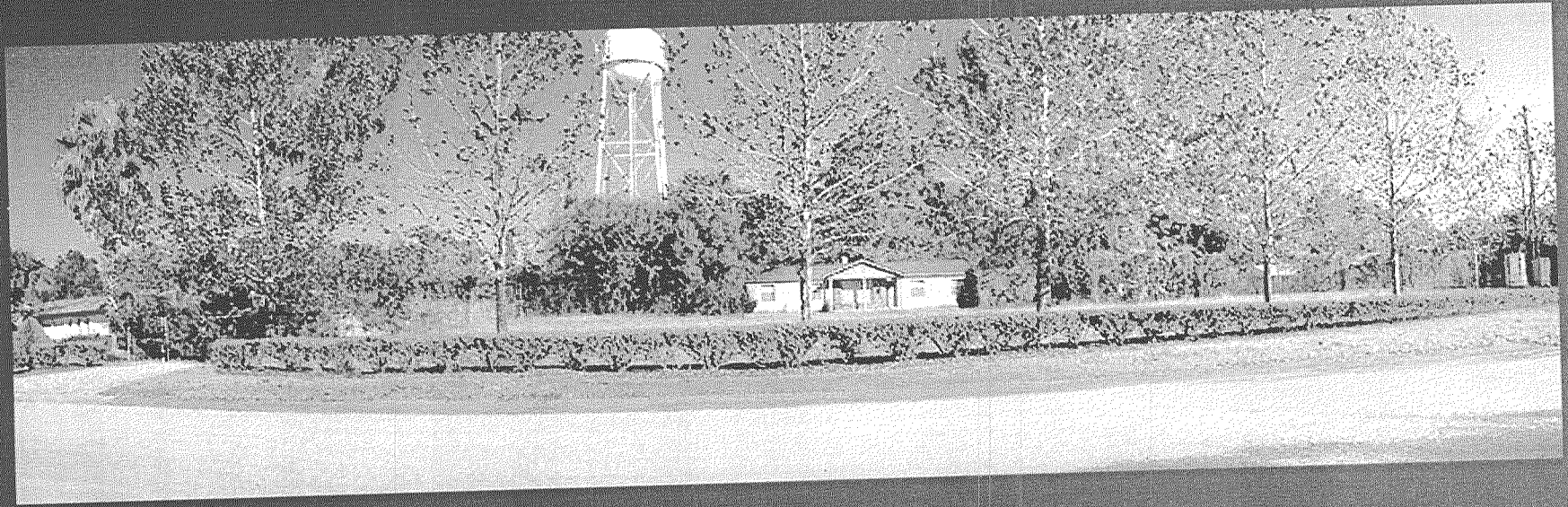
EXISTING SITE



PROPOSED BUILDING



PROPOSED BUILDING w/ LANDSCAPING - OPTION 1



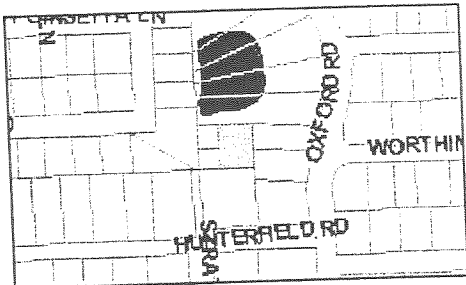


PROPOSED BUILDING w/ LANDSCAPING

- OPTION 2



PROPERTY APPRAISER'S REPORT


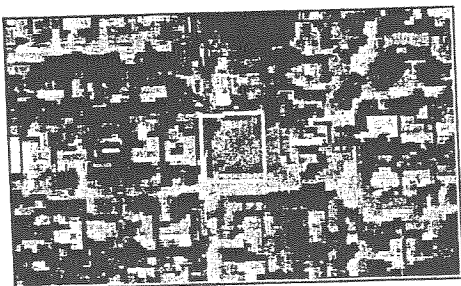
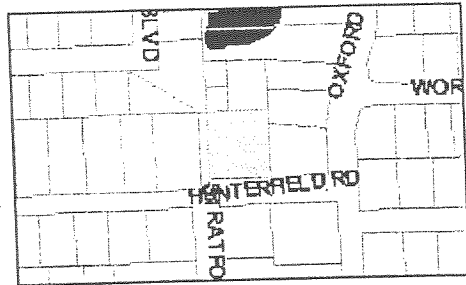
PARCEL DETAIL		REAL ESTATE	PERSONAL PROP	TAX ROLL	SALES SEARCH																				
 <p>Seminole County Property Appraiser Services 1101 E. First St. Sanford FL 32771 407-665-7506</p>																									
<p align="center">GENERAL</p> <p>Parcel Id: 20-21-30-300-0040-0000 Tax District: 01-TX DIST 1 - COUNTY</p> <p>Owner: CENTRAL V UTILITIES CORP Exemptions:</p> <p>Address: 611 N WYMORE RD</p> <p>City,State,ZipCode: WINTER PARK FL 32789</p> <p>Property Address: SOUTH BLVD</p> <p>Facility Name:</p> <p>Dor: 82-FOREST/PARKS/REC ARE</p>				<p align="center">2004 WORKING VALUE SUMMARY</p> <table> <tr> <td>Value Method:</td> <td>Market</td> </tr> <tr> <td>Number of Buildings:</td> <td>0</td> </tr> <tr> <td>Depreciated Bldg Value:</td> <td>\$0</td> </tr> <tr> <td>Depreciated EXFT Value:</td> <td>\$0</td> </tr> <tr> <td>Land Value (Market):</td> <td>\$100</td> </tr> <tr> <td>Land Value Ag:</td> <td>\$0</td> </tr> <tr> <td>Just/Market Value:</td> <td>\$100</td> </tr> <tr> <td>Assessed Value (SOH):</td> <td>\$100</td> </tr> <tr> <td>Exempt Value:</td> <td>\$0</td> </tr> <tr> <td>Taxable Value:</td> <td>\$100</td> </tr> </table>		Value Method:	Market	Number of Buildings:	0	Depreciated Bldg Value:	\$0	Depreciated EXFT Value:	\$0	Land Value (Market):	\$100	Land Value Ag:	\$0	Just/Market Value:	\$100	Assessed Value (SOH):	\$100	Exempt Value:	\$0	Taxable Value:	\$100
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NOTE: Assessed values shown are NOT certified values and therefore are subject to change before being finalized for ad valorem tax purposes.
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BACK

PROPERTY APPRAISER
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CONTACT

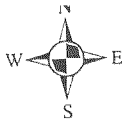
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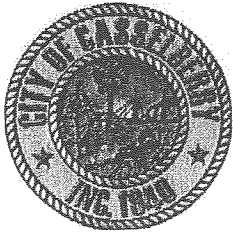
LOCATION MAP



WMC Huntersfield, LLC Hunterfield Road



CORRESPONDENCE



City of Casselberry

Public Works Director

95 Triplet Lake Drive, Casselberry, Florida 32707 • Telephone (407) 262-7725, Ext. 1233
Fax (407) 262-7767 • Email tsegreto@casselberry.org

December 11, 2003

Mr. John Torrey
1423 Oxford Road
Maitland, Florida 32751

Dear Mr. Torrey:

Thank you for attending our workshop to solicit input for your ideas for the design of our facilities on Hunterfield Road. The City of Casselberry has two primary objectives, the first is to continue to supply quality water to Casselberry water customers and the second is to design our facilities in a complimentary manner to your residential community.

To that end, the City will continue to request input from your neighborhood and to commit to Seminole County through the special exception process the following conditions:

1. We will eliminate the previously proposed large ground storage tank on the front of the property.
2. All facilities will be located to the rear portion of the property and will be designed in such a manner that the facility will appear to be residential in nature and style.
3. With regard to the noise concerns, the City will construct a facility utilizing sound proof material whereby the pumps and motors will be located within those structures.
4. We will obtain the design guidance from a Residential Architect or the Design Council of the Mid-Florida Homebuilders Association.
5. In addition to the residential design features, we are committed to providing the necessary buffering from your homes with fencing and natural vegetation.
6. With regards to odor concerns, the City remains dedicated in designing the facility with the necessary odor control equipment steps in place.

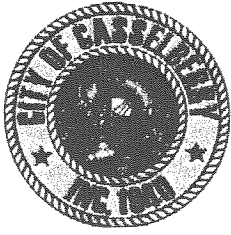
In our conversations, many of you indicated that the parcel of property directly in front of the old plant was to be a park. The City is more than willing to enter into a long term lease with the Homeowners Association or Seminole County to allow this parcel to be developed as a park. We are currently working on resubmitting a new site plan for this location to Seminole County for consideration.

Please find attached a list of contacts for your use and again, thank you for taking time during the busy holiday season to attend this workshop.

Respectfully submitted,

Tony Segreto
Public Works Director

- c:
- Grant Malloy, Seminole County Commissioner, District 1
 - Randall C. Morris, Seminole County Commissioner, District 2
 - Carlton D. Henley, Seminole County Commissioner, District 3
 - Dick Van Der Weide, Seminole County Commissioner, District 4
 - Daryl G. McLain, Seminole County Commissioner, District 5
 - Lila Buchanan, Seminole County Board of Adjustment, District 1
 - Dan Bushrui, Seminole County Board of Adjustment, District 2
 - Mike Hattaway, Seminole County Board of Adjustment, District 3
 - Wes Pennington, Seminole County Board of Adjustment, District 4
 - Alan Rozon, Seminole County Board of Adjustment, District 5
 - Bob Goff, Seminole County Board of Adjustment, District 3
 - Mike Bass, Seminole County Board of Adjustment, District 1



City of Casselberry

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Contacts List

City of Casselberry
Public Works Department
Public Works Director, Tony Segreto
Office - 407-262-7725 ext. 1226
Cell - 321-436-7479
tsegreto@casselberry.org

City of Casselberry
Public Works Department
Assistant Public Works Director, Bill Goucher
Office - 407-262-7725 ext. 1234
Cell - 321-436-9114
bgoucher@casselberry.org

CPH Engineers, Inc.
Terry Zaudtke
Office - 407-425-0452
Tzaudtke@cphengineers.com

Title	F Name	L Name	Street	City	State	Zip
Mr.	John	Torrey	1423 Oxford Road	Maitland	Florida	32751
Ms.	Vanessa	Bailes	212 Doverwood Road	Fern Park	Florida	32730
Mr. & Mrs.	David	Keaton	1201 Stratford Road	Maitland	Florida	32751
Ms.	Glenda	Massie	2491 Fieldingwood Road	Maitland	Florida	32751
Ms.	Judy	Bell	2085 Hunterfield Road	Maitland	Florida	32751
Ms.	Noreen	Hazard	2000 Hunterfield Road	Maitland	Florida	32751
Mr.	John	Murphy	2060 Hunterfield Road	Maitland	Florida	32751
Mr. & Mrs.	Jack	Aurand	1933 South Boulevard	Maitland	Florida	32751
Mr.	Walt	Gworek	2461 Falmouth Road	Maitland	Florida	32751
Mr.	Jim	Cain	2467 Carolton Road	Maitland	Florida	32751
Ms.	Devonna	Riley	2160 Hunterfield Road	Maitland	Florida	32751
Mr.	Louis	Nichols	2160 Hunterfield Road	Maitland	Florida	32751
Ms.	Marcia	Berg	2475 Fieldingwood Road	Maitland	Florida	32751
Mr.	Jerry	Wicklow	1960 Hunterfield Road	Maitland	Florida	32751
Mr.	Stan	Bessmer	1301 Glastonberry Road	Maitland	Florida	32751
Mr. & Mrs.	Dave	Jones	1220 Oxford Road	Maitland	Florida	32751
Mr. & Mrs.	Buddy	Morrow	2175 Hunterfield Road	Maitland	Florida	32751
Mr.	Michael	Belz	2165 Hunterfield Road	Maitland	Florida	32751
Ms.	Marianne	Parker	1360 Stratford Road	Maitland	Florida	32751
Ms.	Leah	Rogers	1415 Oxford Road	Maitland	Florida	32751
Mr.	Michael	Hoeck	2040 Sunderland Road	Maitland	Florida	32751
Mr.	Ray	Crickenberger	227 Doverwood Road	Fern Park	Florida	32730
Ms.	Dorothy	Holtz	2251 Hunterfield Road	Maitland	Florida	32751
Mr. & Mrs.	Tom	Hill	2120 Hunterfield Road	Maitland	Florida	32751
Mr.	Blake	Warren	2342 Worthington Road	Maitland	Florida	32751
Mr.	Dan	Mautispaugh	216 Yarmouth Road	Maitland	Florida	32751
Mr.	Paul	Trnka	2345 Sunderland Road	Maitland	Florida	32751
Mr.	Eric	Schreiner	2080 Hunterfield Road	Maitland	Florida	32751
Mr.	Dan	Ramey	229 Yarmouth Road	Fern Park	Florida	32730
Ms.	Maria	Montalvo	1321 Oxford Road	Maitland	Florida	32751
Mr.	D.	Smerdon	2466 Sunderland Road	Maitland	Florida	32751
Mr. & Mrs.	Roy	Ragsdale	1251 Glastonberry Road	Maitland	Florida	32751
Mr. & Mrs.	John	Broughton	1929 South Boulevard	Maitland	Florida	32751
Mr.	Hugh	Harling	850 Courtland Street	Orlando	Florida	32804
Ms.	Jackie	McDaniel	207 Yarmouth Road	Fern Park	Florida	32730
Ms.	Joan	Kirby	1284 Stratford Road	Maitland	Florida	32751
Mr.	Bill	Townsend	2457 Hunterfield Road	Maitland	Florida	32751
Mr.	Glenn	Green	2456 Sunderland Road	Maitland	Florida	32751
Ms.	Susan	Radcliffe	2060 Sunderland Road	Maitland	Florida	32751
Ms.	Betty	Folley	2200 Falmouth Road	Maitland	Florida	32751
Mr.	Larry	Korzon	2180 Hunterfield Road	Maitland	Florida	32751
Ms.	Mary	Craft	2180 Hunterfield Road	Maitland	Florida	32751
Ms.	Nancy	Patterson	1301 Oxford Road	Maitland	Florida	32751
Ms.	Linda	Kellermann	2462 Carolton Road	Maitland	Florida	32751
Mr.	James	Flavin	2462 Falmouth Road	Maitland	Florida	32751

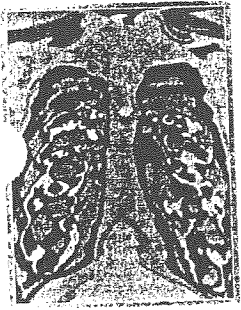
Seminole County Board of Adjustment:

From: Mary Craft - English Estate Resident for over 30 years.
Huntfield Road

I would like you to be aware of the fact that Stan Bessmer does not speak for me.

I feel that the City of Casselberry has answered all my concerns. Being a pragmatist I feel that these wells will be developed by someone at some time and this is probably the best deal we can get.

Thank you.



CENTRAL FLORIDA
PULMONARY GROUP, P.A.

BOARD CERTIFIED IN INTERNAL MEDICINE,
PULMONARY DISEASE, CRITICAL CARE MEDICINE
AND SLEEP MEDICINE

December 12, 2003

Robert D. Bast, M.D.
1949 - 2002

To Whom It May Concern:

Daniel Haim, M.D.

Daniel T. Layish, M.D.

RE: MS. DOROTHY HOLTZ
CHART #020044

Francisco J. Calimano, M.D.

Francisco J. Remy, M.D.

Ahmed Masood, M.D.

Eliseo A. Colón, M.D.

Edgar J. Geigel, M.D.

R. Milton Harris
Administrator

Ms. Holtz has underlying emphysema and has had previous surgery for lung cancer. She brought to my attention the possibility that a new water purifying plant could be built in the vicinity of her home. According to Ms. Holtz, this new water purifying facility may emit gases that could potentially aggravate her breathing condition.

With Ms. Holtz's emphysema, any kind of exposure to toxic fumes, dust, or strong odors could indeed make her condition worse.

Should you have any further questions, please feel free to call.

Sincerely,

Daniel Haim, M.D.

DH/cam

326 North Mills Avenue
Orlando, Florida 32803
(407) 841-1100
(407) 843-7983 Fax

Central Florida Pulmonary Group, P.A.
326 N. Mills Avenue, Orlando, FL 32803
407-841-1100

MS. DOROTHY HOLTZ
#20044

12-09-03 – FOLLOW-UP OFFICE VISIT

HISTORY OF PRESENT ILLNESS: Mrs. Holtz is a 66-year-old white female who was lost for follow-up. She was last seen here in May of 1999. This patient has had lung cancer, and underwent a right upper lobe and also a right middle lobe resection due to lung cancer and non-small cell carcinoma. She had negative lymph nodes, and because of that she did not receive any radiation or chemotherapy. She was lost to follow-up and came in today to our office for evaluation for labored breathing, especially with exertion. The patient has been a smoker in the past until the surgery, and smoked at least 1-2 packs per day for 30-40 years until the surgery, then she quit. She states that overall she is doing fairly well, except for shortness of breath with exertion. Also, she is concerned about the possibility of a water plant being built close to her home, which could potentially emit hydrogen sulfite fumes. She is worried that this may cause her COPD to get worse and her breathing to get worse.

PAST MEDICAL HISTORY:

1. Lung cancer status post right upper lobe and middle lobe resection in July of 1997.
2. Coronary artery disease status post MI in May of 1997.
3. COPD.
4. Hyperlipidemia.
5. Obesity.

ALLERGIES: Amoxicillin.

HABITS: She is a former smoker, she smoked until 1997 for 40 years, at least one pack per day. She denies any history of alcohol abuse.

SOCIAL HISTORY: She is married and lives with her husband. She has one child. She is currently retired.

FAMILY HISTORY: Family history is significant for cancer, both parents had cancer.

MEDICATIONS: Her medications include: multivitamins; calcium/magnesium/zinc supplement; vitamin E; vitamin C; fish oil; and iron.

REVIEW OF SYSTEMS: The 14-point review of systems was done and the apparent positives include shortness of breath with exertion.

7PHYSICAL EXAMINATION: VITAL SIGNS: blood pressure 140/80, pulse 73, temperature 97.7. The O₂ saturation is 96% on room air. HEENT: Unremarkable. NECK: Supple. No JVD or carotid bruits. CARDIAC: S1, S2, no murmurs or gallops. LUNGS: Show decreased breath sounds at the bases and mild prolonged expiration but no overt wheeze. ABDOMEN: Obese, soft, nontender. EXTREMITIES: No edema. SKIN: No rash. LYMPHATICS: No adenopathy was palpated in the neck, supraclavicular, or axillary regions.

RADIOGRAPHY: *Chest x-ray done in our office shows loss of volume on the right side. The right hemidiaphragm is elevated. There is some scarring in the area of the right lower lobe region. The left lung is well inflated. Cardiac silhouette is normal.* DH/kb

PULMONARY FUNCTION TESTS: PFTs done in our office show a forced vital capacity of 1.9 liters (61% of predicted), FEV1 is 1.1 liters (47% of predicted), FEV1/FVC ratio is 61%. Post bronchodilator administration there is a good response, with improvement in the FEV1 by 13%. Total lung capacity is 4.2 liters (80% of predicted). DLCO was 9.7 mL/mmHg/min (34% of predicted). PFT IMPRESSION: These PFTs are consistent with advanced COPD, with good response to bronchodilator administration.

IMPRESSION:

1. Advanced COPD with good response to bronchodilator administration.
2. Status post right upper lobe resection for poorly differentiated non-small cell carcinoma.
3. Obesity.

RECOMMENDATIONS:

1. Combivent 2 puffs q.i.d. as needed. Depending on how she feels with that, we will decide whether she needs a more aggressive bronchodilator regimen.
2. With regard to the concerns she has regarding this new water plant that is being built, I think that she has a valid concern. If indeed hydrogen sulfite will be emitted, this could trigger her COPD and make her symptoms worse.
3. Follow up will be in about 4 months.

DANIEL HAIM, M.D.

DH/kb

CENTRAL FLORIDA PULMONARY GROUP, P.A.
326 North Mills Avenue * Orlando, Florida 32803 * 407/841-1100
101 East Copeland Drive * Orlando, Florida 32806 * 407/841/1100



Lilspikee@aol.com

12/16/2003 10:26 PM

To: plandesk@co.seminole.fl.us

cc:

Subject: Water Treatment Plant

I reside in the English Estate subdivision and it has been brought to my attention that the City of Casselberry is wanting to build a water treatment plant in this subdivision. I am strongly opposed to such an action. How could you even consider putting such a place in a beautiful residential area? Do you realize the negative affect this plant will have on our neighborhood. This subdivision has many young children and elderly residents, we don't want or need the additional traffic nor the dangerous chemicals that come with the treatment plant here. I hope that this issue is resolved by choosing another site for this treatment plant. Again I stand beside my family and neighbors, we do not want this water tratment plant in our neighborhood! Would you want this in your neighborhood? How would you feel?

Thank You,

Lan M. Page

Property owner and

resident of seminole county



audscarl1@aol.com

12/16/2003 02:05 PM

To: plandesk@co.seminole.fl.us

cc:

Subject: WATER TREATMENT PLANT

We do not want a stinky water treatment plant anywhere near our community. Let Casselberry put it in their backyard. They charge us a premium for our water so why should we have to endure having this plant near us.

Carl & Audrey Smith
Fern Park - Lake of the Woods



"Theo."
<theo@cfl.rr.com>
12/15/2003 10:26 AM

To: <plandesk@co.seminole.fl.us>
cc: "Lake of the Woods Bobbie" <lowhan1@FBS.net>
Subject: Water Treatment Plant/EE &EW

Memo To: Planning Desk,
Seminole County

From: Theo Kaffenberger, President
Lake of the Woods Homeowners Association

Date: December 15, 2003

Subject: Water Treatment Plant

Gentlemen and Ladies:

Our Homeowners Association is very concerned about reactivating the treatment plant and storage tank located on Hunterfield Road in Seminole County.

This area is clearly residential and since the plant closed in the 1980's many more homes have been bought and sold in this area.

We are concerned about chemicals that will be introduced as well as the odor that would be emitting from this type of operation.

Since your meeting was called for December 16th, which is our Board Meeting night, I will not be able to be in attendance in person. Please accept this notification of our preference and put me and my Association on your E-Mailing list for notification of any further meetings.

Theo Kaffenberger
President

[Lake of the Woods is a 533 home townhouse Association, HOA, located in Fern Park, Florida.]



PBANFIE@cs.com

12/15/2003 02:14 PM

To: plandesk@co.seminole.fl.us

cc:

Subject: (no subject)

My name is Paul L. Banfield, I reside at 1905 Blossom Lane, Maitland, Florida.
More specifically I live in Belair North a subdivision located in unincorporated Fern Park.

I wish to state my objection to a water treatment plant and storage tank being built in my neighborhood. The amount of traffic generated, the danger of chemicals in a residential area, plus the odors generated by all of these would and could create a hazard to those living in the area as well as doing drastic damage to the value of our homes and property.

The city of Casselberry must have more suitable sights available. A residential community is not the proper sight for a water treatment plant and storage tank.



"lcarroll1"
<lcarroll1@cfl.rr.com>

12/10/2003 10:38 AM

To: <plandesk@co.seminole.fl.us>
cc:
Subject: Water Treatment Plant

I am writing to let you know that I am very against the proposed water treatment plant on Hunterfield Road. I am a resident of English Estates and live a block away from the site.

I do not believe that this has a place in the heart of a residential area.

I plan to attend the meeting on the 16th. Please let me know what else I can do to keep this out of my neighborhood.

Laura Carroll
1210 Cheshire Road
Maitland, FL 32751
Seminole County
Lcarroll1@cfl.rr.com



"Mary Ann
Weisenbarger"
<mweisenbarger@stlu
kes-oviedo.org>

To: <plandesk@co.seminole.fl.us>
cc:
Subject: Proposed water treatment plant in English Estates

12/10/2003 12:10 PM

I am adamantly OPPOSED to the building of a treatment plant in English Estates. It will do nothing positive for our neighborhood! The idea of chemicals and chemical odors around the neighbor is a detriment to all of us who live here. Who would want to live here then. Property values would drop and rightly so. I certainly wouldn't want to buy in this neighborhood if this becomes a reality. Put yourselves in our places and reconsider this proposal. I am a property owner and have been living at 1201 Cheshire Road for over 35 years.



Carol Morrow
<carol@buddymorrow
productions.com>

To: plandesk@co.seminole.fl.us
cc:
Subject: Water Treatment Plant

12/14/2003 05:40 PM

My husband and family have lived here for over 20 years. We have enough to deal with the people speeding and cutting through Hunterfield Road. The City of Casselberry is not going to improve anything except their gross revenue. Let them build their plant in their own city, and listen to their people roar.
WE DON'T WANT THIS WATER TREATMENT PLANT, NO MATTER HOW PRETTY THEY SAY THEY WILL MAKE IT! Thank you. Carol and Buddy Morrow (2175 Hunterfield Road)



"Suzy Cooper"
<jscribe252@hotmail.com>

12/12/2003 02:04 PM

To: plandesk@co.seminole.fl.us
cc:
Subject: Casselberry's proposed water treatment plant

December 12, 2003

<?xml:namespace prefix = o ns =
"urn:schemas-microsoft-com:office:office" />

- RE: City of Casselberry proposed water treatment plant and storage tank in EE/EW

To whom it may concern:

If I were able to attend the meeting on December 16, 2003 at the Seminole County Board Chambers, Room 1028, 1101 East First St., Sanford, FL at 6 PM regarding the City of Casselberry building a 26 ft high, 65 ft wide, water treatment plant and storage tank in my neighborhood of English Estates, I would tell you that.....

I have lived in English Estates since March of 1962 and have slowly watched our neighborhood deteriorate over these years. When my home was built, there was only one road, Spartan, to enter EE. It was a beautiful, friendly and quite place in which to live and raise my children.

I do not like what I see today with added crime, high speed traffic coming from all directions, auto fumes, etc., etc., and certainly do not want to add to our problems by you allowing the City of Casselberry to build a water treatment plant in the neighborhood of English Estates/English Woods.

Such a plant will only add to the deterioration of our once upon a time more beautiful neighborhood. It will decrease our property values, cause more traffic, unwanted delivery tanker trucks, chemicals and odors. Chemicals do not belong in a neighborhood!

I do not want Casselberry to construct this treatment plant in our neighborhood. I'm asking that the Seminole County Planning Board not allow this to happen. I ask that you please protect the people that live here. This should not be allowed to happen in any neighborhood.

Sincerely,
J.S. Cooper
2321 Sunderland Road
Maitland, FL 32751

Jscribe252@hotmail.com

Don't worry if your Inbox will max out while you are enjoying the holidays. Get MSN Extra Storage!

Kathy Fall
Board of Adjustment

Dear Kathy:

This is 3-page open letter to the Board of Adjustment regarding the use of the property on Hunterfield Road as a water treatment facility. The residents have an obvious concern about the plan to locate an industrial facility with truck access rather than a playground or a park in the middle of a suburban neighborhood.

I received both email and phone correspondence from city officials, and they have put an interesting "spin" on the project. Here is a summary of their response:

- The use of the property facilitates the city's endeavor to provide utilities at a reasonable cost. The area is already a water treatment center, and always has been. The city is not doing anything different with the property. The residents knew there was a water treatment facility when they chose this neighborhood. The chlorine used in the processing plant is no different than the chlorine used in our swimming pools. If the site becomes vandalized, trashed or graffiti-ridden, it is our responsibility for not controlling the children in the neighborhood. The residents who oppose this just don't want it in *their* neighborhood, but they are OK if it is in someone else's.

In order to unravel this "spin", we have to address each of the cities points.

1. "The use of the property facilitates the city's endeavor to provide utilities at a reasonable cost."

All citizens want the city to be responsible for managing utility costs, and we realize that property in residential areas may provide an economic advantage. However, managing the cost by integrating industrial facilities and residential areas is not the approach we are looking for. To save money at the expense of our community is counter productive.

To emphasize the economic affects of planning, consider the stretch of 17-92 just south of 436. This community evolved on it's own without the benefit of careful planning, and the result is a pocket of depression. There is a proliferation of adult entertainment, bars, tattoo and massage parlors. Intoxicated individuals are seen on a regular basis wondering between the bars and meandering around the vacated business. The area has become undesirable, and residents with higher income have elected to relocate to more desirable areas. The consequential loss of income starved out many businesses; buildings on this stretch have been vacant for many years. You may recall a news report a month ago announcing the city was considering the construction of an overpass at the intersection of 17-92 and 436 that would result in the removal of one of the adult entertainment clubs. The point is that it is far more costly to reclaim a community than it is to plan it properly.

Contrast this with the wonderfully scenic drive on Sandspur Road around Maitland Woods. The land across the street from Maitland Woods was well planned and demonstrates a commitment to the quality of the area. What you will not find are chain-link fences, warning signs, trucks, chemicals, or treatment plants. What you will see are families going to church and children playing soccer. The area has appreciated and this demand has led to a strong income and tax base, support for businesses, which in turn provide jobs back to the community. Careful planning of this area has created a quality of life that attracts both income and business.

The presence of chain-link fences, warning signs, industrial structures, chemicals and trucks in

the heart of our neighborhood will leave our community less desirable to many existing residents as well as future residents. The subsequent loss of property value and income in the area will have a negative impact on business and the tax base for our community as individuals seek more desirable locations elsewhere. This offsets any financial advantages to the city of Casselberry.

2. "The area is already a water treatment center, and always has been. The city is not doing anything different with the property. The residents knew there was a water treatment facility when they chose this neighborhood."

In fact, as far as I can determine, no one is certain of the original plan for the property. Many believe that the developer sold the property to the city originally for use as a park or playground.

Since 1989 the facility has been nothing more than an empty shell. During the past 15 years, new neighborhoods have sprung up, and there has been an infusion of new income and families in to English Estates. Since the facility has been deactivated, houses and lawns have been renovated and the area has appreciated.

We acknowledge that there is a precedent regarding the use of this land decades ago, however, the decision should not be based on precedent. We should not relegate ourselves to the same behavior that has resulted in the current conditions on 17-92 & 436. The question before the Board is not the history of the property, but what should be done now to preserve the quality of the community for the future.

3. "The chlorine used in the processing plant is no different than the chlorine used in our swimming pools."

There is a difference between a neighbor who has a 5-gallon drum of chlorine tablets in his garage and chlorine stored in large quantities. The storage tanks at the facility must be provided with secondary containment because of the hazards that would be caused by a spill or a leak.

The Chlorine Institute, Inc, provides the following information at <http://www.cl2.com>. The main chemical used in the treatment process, sodium hypochlorite, can be so dangerous that the federal government mandates special training for the operators who will be accepting the deliveries of these chemicals into our neighborhood. Acidic chemicals, which are commonly found at water treatment plants, can react with sodium hypochlorite and may cause the formation of a large amount of chlorine gas, which could have an off-site impact. In spite of the precautions and training, incidents have occurred when sodium hypochlorite solutions have been accidentally mixed with incompatible materials resulting in the release of elemental chlorine gas and/or a violent reaction. People have been seriously injured as a result of these events.

In addition to acids and acidic compounds, there are a number of other materials that may be on-site that also can react with bleach in a violent or dangerous way, such as the fuel that will be necessary to power the back up generator. These materials can react violently or produce dangerous gases when they come in contact with bleach. Any blending of another material with bleach, in which the reaction is not known, can potentially cause a dangerous reaction.

Recent events have also raised the issue of water treatment plants becoming the target of bio-terrorism, mandating the need for frequent police patrols. The fact is the city believes it is enough of a hazard to necessitate fences, warning signs, alarm systems, specially trained workers, safety precautions, and regular police patrols. No matter how strongly the engineers of the project guarantee that all training and safety guidelines will be followed and that there will never be an accident on this site, the site will be there long after these individuals have retired and are replaced by newly trained employees and engineers. If the engineers agree that precautions are

necessary to assure the safety of the community, then they should agree to the most important precaution of assuring that the facility is *not* placed within a few yards of houses, literally in the back yard of family dwellings.

4. "If the site becomes vandalized, trashed or graffiti-ridden, it is our responsibility for not controlling the children in the neighborhood."

Many residents have witnessed the unpleasant appearance of public facilities that have been defaced by graffiti, trash and other forms of vandalism. Children are known to ignore warning signs and climb fences. The issue more serious than vandalism, the children may also be exposing themselves to danger.

Children do not always act responsibly. If a child breaches the security of the facility, the irresponsibility does not rest with the parents or their children, but with elected officials who voted to put the facility in an area where children have easy and virtually unlimited access. Perhaps the city's response would be to erect higher fences with barbed wire, place more warning signs, bright lights, and audible alarms right in the middle of a residential block.

5. "Our real contention is that "we just don't want it in our neighborhood, but we are OK if it is someone else's".

The city official that I spoke to on the phone was insistent that the above statement is our real position, but that we simply refuse to admit it. In actuality, this is part of the city's "spin"; a simple diversion of putting words in our mouth in an effort to invalidate our argument. At no time have we ever expressed the desire for these facilities to be located in any other neighborhood. Is it the city's position that these facilities *must* be located on *someone's* neighborhood? If so, we challenge the city's position. We firmly believe that industrial and commercial facilities should always be separate from residential areas where our children roam.

There is a greater issue to consider than the preexisting structure and the financial benefits to the city of Casselberry. Decisions of Zoning and Adjustment Boards can lead to the prosperity or the deterioration of a community. Some of the most wonderful places to live in Orlando are the result of strict scrutinizing by Zoning and Adjustment Boards.

The commissioners who voted for this project are outside of the voting district of the residents who will be affected. We rely on the Board of Adjustment to represent the interests of our community. We have an opportunity to plan for a vibrant desirable area that will attract income, businesses, taxes and good citizens. We ask that commercial and industrial facilities, chain-link fences, warning signs, chemicals and trucks be separate from the quaint neighborhoods where we reside. We ask the Board of Adjustment to regulate development to protect the quality of our community.

English Estates is a wonderful place to live, let's keep it that way!

Sincerely,

James Culotta



"Giuliano Scott"
<Scott_Giuliano@msn.
com>

12/15/2003 09:39 PM

To: <plandesk@co.seminole.fl.us>
cc:
Subject: Water treatment plant & storage tank / Issue #8 / December 16th, 2003

<?xml:namespace prefix="v" /><?xml:namespace prefix="o" />
Hello,

I am a concerned citizen who is against ANY treatment plant being put in my back yard. My son enjoys playing outside (just like your kids), and I like cutting my yard without having the FEAR of the smelly odor from this proposed treatment plant! This scares my family because it will affect my way of life in a VERY DIRECT way! I want the plan desk and zoning board to listen to the residents of English estates and do the right thing as though this is in your neighborhood! This issue has mobilized a lot of English Estates residents, and I hope & expect the zoning board to adhere to the wishes of it's residents! SCRAP this awful plan!!!

Thank you,

Scott Giuliano



"Carolyn Giuliano"
<Carolyn_Giuliano@msn.com>

12/15/2003 11:19 PM

To: "plan desk" <plandesk@co.seminole.fl.us>
cc:
Subject: Water Treatment Plant and storage tank proposal (issue # 8) meeting
Dec. 16th 2003

<?xml:namespace prefix="v" /><?xml:namespace prefix="o" />
To whom it may concern,

I am an extremely concerned resident of English Estates who is **TOTALLY against** a water treatment and storage plant being put any where near our home. Anyone who is able to prevent this from happening in my own backyard is a friend to be appreciated and thanked. All I can give you is my voice in this letter, at this time, since I cannot be at the meeting tomorrow evening. My family and I enjoy life in our neighborhood the way it is now, free of any hazardous chemicals, smells from such chemicals, delivery tankers, more traffic, etc... Find another area, preferably far away from people and their homes, to plan such things. Think of how you would feel it this was happening near your own home. That is my voice. Thank you sincerely for taking the time to hear me out.

A very concerned resident of English Estates,

Carolyn Giuliano

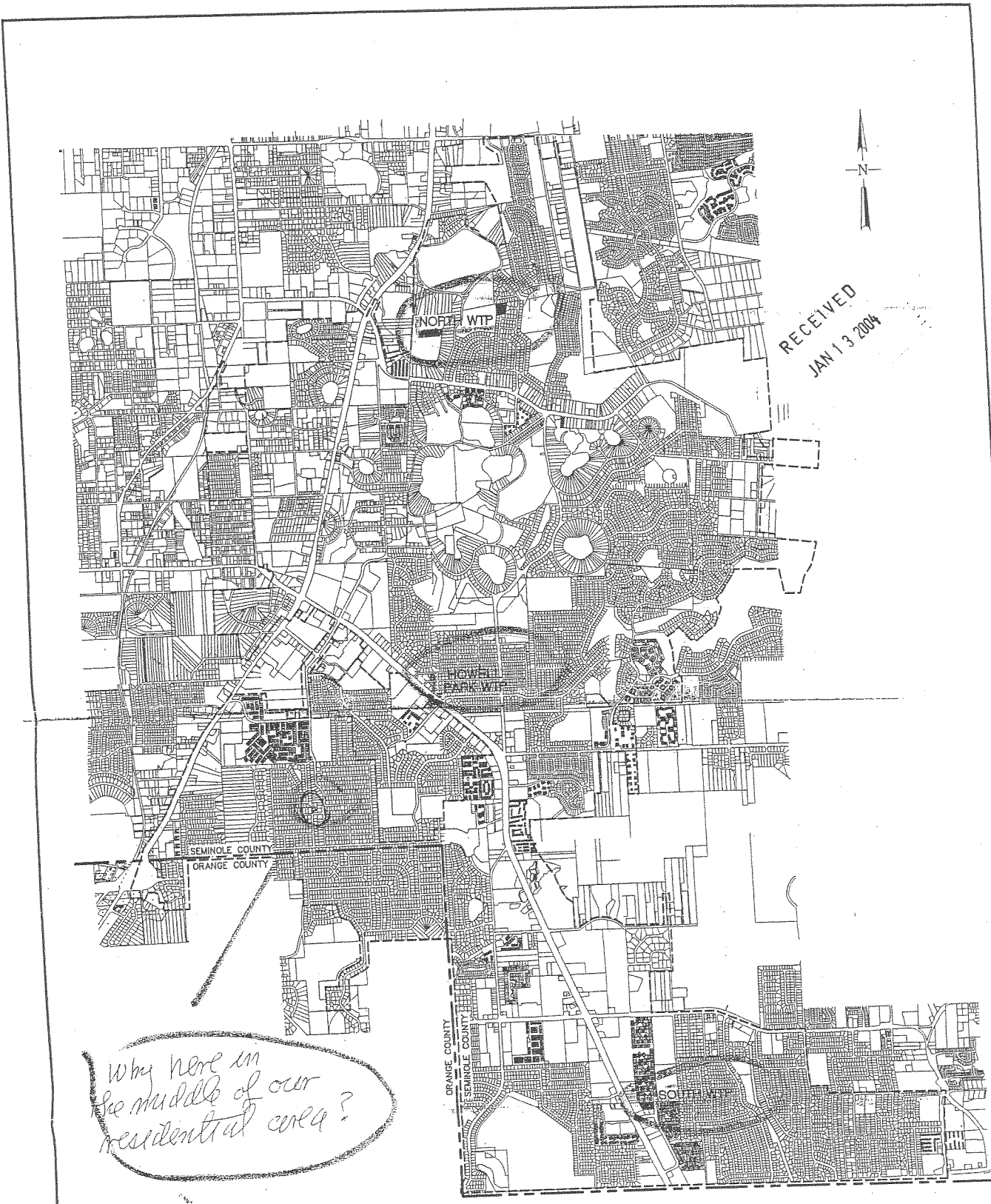
| YEAR | POPULATION | NUMBER OF UNITS | AADE
TOTAL ANNUAL
(mgal) | TOTAL ANNUAL
MAX DAY
(mgal) |
|------|------------|-----------------|--------------------------------|-----------------------------------|
| 1994 | 42,796 | 14,615 | 5.574
6.553 | 8,470 |
| 1998 | 43,820 | 14,750 | 6.383 | 10,150 |
| 2003 | 52,425 | 17,475 | 7.284 | 14,568 |
| 2018 | 57,402 | 19,134 | 7.975 | 15,950 |

On July 28, 2000, the St Johns River water management District issued a consumptive use Permit # 8284 to the City of Casselberry which allows the city to withdraw ground water from the Florida aquifer at a maximum annual withdrawal for the following year

| | | | | |
|----|---------|-------------|----|------|
| 1. | 2,271.0 | million gal | in | 2000 |
| 2. | 2,287.5 | " | " | 2001 |
| 3. | 2,301.7 | " | " | 2002 |
| 4. | 2,317.9 | " | " | 2003 |
| 5. | 2,563.0 | " | " | 2020 |

above extracted from Casselberry info submitted to St Johns River Water Management District

RECEIVED
JAN 13 2004



LEGEND:
 EXISTING WATER SERVICE AREA BOUNDARY -----
 COUNTY BOUNDARY LINE - - - - -

**PROPOSED
DEVELOPMENT
ORDER**

SEMINOLE COUNTY APPROVAL DEVELOPMENT ORDER

On January 26, 2004, Seminole County issued this Development Order relating to and touching and concerning the following described property:

LEG SEC 20 TWP 21S RGE 30E S 125 FT OF W 140 FT OF NE ¼ OF SW ¼ (LESS BEG SW COR RUN N 125 FT E 54 FT S TO PT E OF BEG W TO BEG)

LEG SEC 20 TWP 21S RGE 30E S ½ OF SW ¼ (LESS ENGLISH ESTATES & ENGLISH ESTATES UNITS 1 TO 4 + VACD HUNTERFIELD RD)

(The aforescribed legal description has been provided to Seminole County by the owner of the aforescribed property.)

FINDINGS OF FACT

Property Owners: City of Casselberry
P.O. Box 609520
Orlando, FL 32860

Project Name: HUNTERFIELD ROAD WATER TREATMENT FACILITY

Requested Development Approval:

SPECIAL EXCEPTION FOR A WATER TREATMENT FACILITY THAT WOULD REPLACE AN EXISTING WATER TREATMENT FACILITY ON PROPERTY ZONED R-1A (SINGLE-FAMILY DWELLING DISTRICT).

The Development Approval sought is consistent with the Seminole County Comprehensive Plan and will be developed consistent with and in compliance to applicable land development regulations and all other applicable regulations and ordinances.

The owner of the property has expressly agreed to be bound by and subject to the development conditions and commitments stated below and has covenanted and agreed to have such conditions and commitments run with, follow and perpetually burden the aforescribed property.

Prepared by: Kathy Fall
1101 East First Street
Sanford, Florida 32771

Order**NOW, THEREFORE, IT IS ORDERED AND AGREED THAT:**

- (1) The aforementioned application for development approval is **GRANTED**.
- (2) All development shall fully comply with all of the codes and ordinances in effect in Seminole County at the time of issuance of permits including all impact fee ordinances.
- (3) The conditions upon this development approval and the commitments made as to this development approval, all of which have been accepted by and agreed to by the owner of the property are as follows:

1. THE FINAL SITE PLAN SHALL MEET ALL APPLICABLE SEMINOLE COUNTY LAND DEVELOPMENT CODE AND COMPREHENSIVE PLAN REGULATIONS.
2. A LANDSCAPE BUFFER AT LEAST TEN (10) FT IN WIDTH AND ATTAINING 100% OPACITY AND SIX (6) FT IN HEIGHT ONE YEAR AFTER PLANTING SHALL BE PROVIDED ALONG THE NORTH AND SOUTH PROPERTY LINE. A DRAINAGE EASEMENT ALONG THE EAST PROPERTY LINE PROHIBITS LANDSCAPING IMPROVEMENTS AT THAT LOCATION. AT SITE PLAN REVIEW IT WILL BE DETERMINED IF A MASONRY WALL CAN BE CONSTRUCTED WITHIN THE DRAINAGE EASEMENT.
3. EXTERIOR LIGHTING SHALL CONFORM TO THE COUNTY'S LIGHTING ORDINANCE.
4. THE GROUND WATER STORAGE TANK SHALL BE PAINTED A NEUTRAL EARTH COLOR TO MINIMIZE VISUAL IMPACT TO THE SURROUNDING RESIDENTIAL NEIGHBORHOOD.
5. THE GROUND WATER STORAGE TANK SHALL BE HOUSED WITHIN THE RESIDENTIAL FAÇADE OF THE PROPOSED PUMP/STORAGE/CONTROL BUILDING.
6. ALL PROPOSED FACILITIES SHALL BE LOCATED TO THE REAR PORTION OF THE SUBJECT PROPERTY WITH THE APPLICATION OF RESIDENTIALLY SENSITIVE AND COMPATIBLE DESIGN ELEMENTS.
7. WHERE PRACTICAL, SOUND PROOF MATERIALS SHALL BE APPLIED THROUGHOUT THE FACILITY TO SHIELD ABUTTING AND SURROUNDING RESIDENTIAL USES FROM NOISE ASSOCIATED WITH THE PLANT'S OPERATION.
8. THE CITY SHALL CONSULT WITH A RESIDENTIAL ARCHITECT OR THE DESIGN COUNCIL OF THE MID-FLORIDA HOMEBUILDERS ASSOCIATED TO ENSURE THE PROPOSED FACILITY WILL BE VISUALLY COMPATIBLE WITH THE EXISTING RESIDENTIAL CHARACTER OF THE NEIGHBORHOOD.
9. PRIOR TO FINAL SITE PLAN APPROVAL, AN ODOR CONTROL PLAN SHALL BE SUBMITTED TO ENSURE SURROUNDING RESIDENTIAL DEVELOPMENT WILL BE PROTECTED FROM ODOR ASSOCIATED WITH THE PLANT'S OPERATION THROUGH THE APPLICATION OF STANDARD ODOR-SUPPRESSING TECHNOLOGY AND EQUIPMENT.

(4) This Development Order touches and concerns the aforescribed property and the conditions, commitments and provisions of this Development Order shall perpetually burden, run with and follow the said property and be a servitude upon and binding upon said property unless released in whole or part by action of Seminole County by virtue of a document of equal dignity herewith. The owner of the said property has expressly covenanted and agreed to this provision and all other terms and provisions of this Development Order.

(5) The terms and provisions of this Order are not severable and in the event any portion of this Order shall be found to be invalid or illegal then the entire order shall be null and void.

Done and Ordered on the date first written above.

By: _____
Matthew West
Planning Manager

STATE OF FLORIDA)
COUNTY OF SEMINOLE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared _____ who is personally known to me or who has produced _____ as identification and who executed the foregoing instrument.

WITNESS my hand and official seal in the County and State last aforesaid this _____ day of _____, 2004.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires:

OWNER'S CONSENT AND COVENANT

COMES NOW, the authorized agent, City of Casselberry, on behalf of itself and its heirs, successors, assigns or transferees of any nature whatsoever and consents to, agrees with and covenants to perform and fully abide by the provisions, terms, conditions and commitments set forth in this Development Order.

Witness

Witness

Bruce Pronovost, Mayor
City of Casselberry

STATE OF FLORIDA)

COUNTY OF SEMINOLE)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized in the State and County aforesaid to take acknowledgments, personally appeared Insert Name who is personally known to me or who has produced _____ as identification and who did take an oath.

WITNESS my hand and official seal in the County and State last aforesaid this ____ day of _____, 2004.

Notary Public, in and for the County and State
Aforementioned

My Commission Expires: